

25 Ontario Street and 280 King Street East – Zoning Amendment Application – Final Report

Date:	August 18, 2017
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	11-327900 STE 28 OZ

SUMMARY

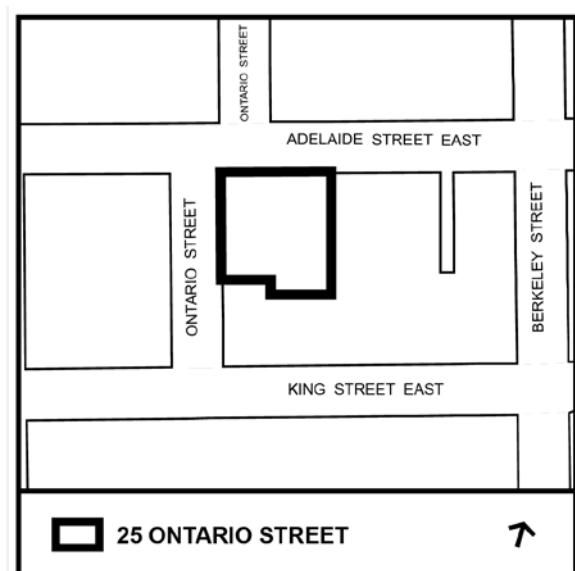
This application recommends the approval of a 23-storey Class A office building containing 41,239 square metres of non-residential gross floor area at 25 Ontario Street and the northeast portion of 280 King Street East. The proposal includes 197 vehicular parking spaces within a 5-level underground garage and 173 bicycle parking spaces. The existing 2-storey heritage designated Drug Trading Company Administrative Office building is to be conserved and incorporated as part of this development.

This report reviews and recommends approval of the application to amend Zoning By-laws 486-86 and 569-2013.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86, for the lands at 25 Ontario Street and 280 King Street East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to the report dated August 18, 2017 from the Director, Community Planning, Toronto and East York District.



2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 25 Ontario Street and 280 King Street East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to the report dated August 18, 2017 from the Director, Community Planning, Toronto and East York District.
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 Bills for the Zoning By-law Amendment to City Council for enactment, the owner of 25 Ontario Street shall withdraw their appeal to Official Plan Amendment 231.
5. Before introducing the Bills for Zoning By-law Amendment to City Council for enactment, the owner of 25 Ontario Street shall withdraw their appeal to the St. Lawrence Neighbourhood Heritage Conservation District Plan.
6. Before introducing the Bills for Zoning By-law Amendments to City Council for enactment, the owner shall submit a revised Functional Servicing Report demonstrating sufficient capacity to accommodate the servicing demand for this development, to the satisfaction of the Executive Director, Engineering and Construction Services.
7. Before introducing the Bills for the Zoning By-law Amendments to City Council for enactment, the owner shall submit a revised Hydrogeology Report and enter into a sanitary discharge agreement for discharging to the sanitary sewer in accordance with Toronto Municipal Code 681-6, By-law No. 868-2010, if required, to the satisfaction of the General Manager of Toronto Water.
8. Before introducing the Bills for the Zoning By-law Amendments to City Council for enactment, the owner shall:
 - A. Enter into a Heritage Easement Agreement with the City for the property at 25 Ontario Street and a portion of 280 King Street East in accordance with the plans and drawings dated August 9, 2016 and revised June 16, 2017, prepared by Sweeny and Company Architects, and on file with the Senior Manager, Heritage Preservation Services, the Heritage Impact Assessment prepared by ERA Architects Inc., dated August 10, 2016 and revised June 21, 2017, and in accordance with the Conservation Plan required in Recommendation 1.a.2 in the report dated July 31, 2017 from the Chief Planner and Executive Director, City Planning Division, to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor;
 - B. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the

Heritage Impact Assessment for 25 Ontario Street prepared by ERA Architects, dated August 10, 2016 and revised June 21, 2017, to the satisfaction of the Senior Manager, Heritage Preservation Services;

- C. Enter into and register on the property at 25 Ontario Street and a portion of 280 King Street East one or more agreements with the City pursuant to Section 37 of the Planning Act to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning Division, and the Senior Manager, Heritage Preservation Services with such facilities, services and matters to be set forth in the related site specific Zoning By-law Amendment giving rise to the proposed alterations.
9. City Council authorize the City Solicitor to enter into a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 25 Ontario Street and 280 King Street in a form and content satisfactory to the Chief Planner and Executive Director, City Planning Division and City Solicitor.
 10. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into a Heritage Easement Agreement for the property at 25 Ontario Street.
 11. 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 owner shall provide community benefits having a value to be determined to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor, allocated as follows:
 - i. A cash contribution towards local streetscape and/parkland improvements within the vicinity of the subject site, including but not limited to streetscape improvements on Ontario Street and Adelaide Street East to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor;
 - ii. A cash contribution towards the redevelopment of the site of Canada's First Parliament Buildings, municipally known as 25 Berkeley Street, 44 Parliament Street and 265 and 271 Front Street East, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, and the Ontario Heritage Trust, in consultation with the Ward Councillor; and,
 - iii. A cash contribution of towards the preservation of off-site heritage resources that are designated and/or listed on the City of Toronto Heritage Register, and may include the implementation of the Heritage

Interpretation Master Plan for Old Town Toronto and/or the Heritage Lighting Master Plan for Old Town Toronto, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor.

- B. The payment amounts referred to in Recommendation 11 A. herein to be increased upwards by indexing in accordance with the Non-residential Construction Price Index for the Toronto CMA, reported by Statistics Canada or its successor, calculated from the date of the Section 37 Agreement to the date the payment is made to the City.
- C. In the event the cash contributions referred to in Recommendation 10 A. above has not been used for the intended purpose within three (3) years of this By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.
- D. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
 - i. That prior to Final Site Plan approval in connection with the Zoning By-law Amendment for the property at 25 Ontario Street and a portion of 280 King Street East, the owner shall:
 - a. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.a.2 in the report dated July 31, 2017 from the Chief Planner and Executive Director, City Planning Division to the satisfaction of the Senior Manager, Heritage Preservation Services;
 - b. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;
 - c. Provide an Interpretation Plan for the subject property, 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;
 - d. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its 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;

- e. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Preservation Services.

- ii. That prior to the issuance of any permit for all or any part of the property at 25 Ontario Street or a portion of 280 King Street East, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:
 - a. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;

 - b. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.2 in the report July 31, 2017 from Chief Planner and Executive Director, City Planning Division, 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 and Interpretation Plan;

- iii. That prior to the release of the Letter of Credit required in Recommendation 1.b.3 in the report July 31, 2017 from the Chief Planner and Executive Director, City Planning Division, the owner shall:
 - a. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation 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;

- b. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services; and,
- v. A portion of the east wall abutting the property at 284 Front Street East be designed as a blank wall during the site plan approval process to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On February 14, 2012, Toronto and East York Community Council (TEYCC) considered a Preliminary Report on the application that proposed a 21-storey mixed-use building with retail at grade and residential uses above. TEYCC directed staff to hold a community consultation meeting with the landowners and residents within 120 metres of the site and additional residents as determined in consultation with the Ward Councillor. The Preliminary Report can be accessed at:

<http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-44608.pdf>

On January 22, 2013, TEYCC considered a Final Report on the rezoning application for a 21-storey mixed use building. TEYCC recommended that City Council approve the application, subject to various conditions, including the resolution of noise and air emission impacts from the office building at 280 King Street East prior to the introduction of bills to City Council for enactment. The consideration of the Final Report was deferred by City Council at its meetings on February 20, March 21, July 16, October 8 2013, and March 20, 2014, as noise and air emission impacts remained unresolved.

The recommendations, previous proposal details on the site, and analysis on the previous proposal are detailed in the Final Report dated December 18, 2012. The Final Report can be accessed at:

<http://www.toronto.ca/legdocs/mmis/2013/te/bgrd/backgroundfile-53903.pdf>

On August 25, 2014, City Council referred the Final Report on the rezoning application for a 21-storey mixed use building back to the Chief Planner and Executive Director, City Planning and requested the Director, Community Planning, Toronto and East York District to report back to TEYCC on the revised zoning amendment application. The decision document and Supplementary Report can be accessed at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE21.14>

On February 20, 2013, City Council adopted the “Alterations to a Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, and Authority to Enter into a Heritage Easement Agreement – 25 Ontario Street” Report dated November 7, 2012. The property was subsequently designated by the City of Toronto By-law 1339-2013 on October 8, 2013. The report can be accessed at:

<http://www.toronto.ca/legdocs/mmis/2012/pb/bgrd/backgroundfile-52268.pdf>

ISSUE BACKGROUND

Original Proposal

The original proposal contemplated a 21-storey mixed-use building, with commercial uses on the ground floor and residential condominium units above. The proposal's massing was that of a 'hybrid' building, consisting of: a 2-storey building with the conservation of the north and west walls of the Drug Trading Company Administrative Office building; an 8-storey 'shoulder' building; and the 11-storey tower.

The original proposal was endorsed by TEYCC at its meeting of January 22, 2013, but was not considered by City Council due to unresolved noise and air emission impacts from the neighbouring office building to the south at 280 King Street East.

July 14, 2014 Proposal

In October 2013, First Gulf Ontario Street Corporation (First Gulf) acquired the site from the Torli Office Limited Partnership, the previous owner of the site. As part of the transfer of ownership, First Gulf also assumed control of the subject rezoning application.

On July 14, 2014, First Gulf submitted a revised proposal, which contemplated a 27-storey mixed-use building consisting of commercial uses on the ground floor and apartment rental units above.

Current Proposal

On August 12, 2016, City Planning received a revised application that contemplated a 22-storey office building with ground floor retail uses. The revised proposal consisted of: 40,964.9 square metres of office space; 446 square metres of retail space; 192 vehicular parking spaces within a 5-level underground garage; and 173 bicycle parking spaces.

The revised proposal also included the consolidation of the northeast parcel of the property at 280 King Street as part of the development, increasing the overall site area of the subject lands (refer to Attachment 1: Site Plan and Attachment 2a-d: Elevations).

On June 23, 2017, a slightly revised proposal was submitted to City Planning. Revisions were made to the overall height, massing and the non-residential gross floor area.

The details of the three proposals are identified in the following table:

	Original TEYCC Endorsed Proposal January 22, 2013	Revised Proposal July 14, 2014	Current Proposal June 23, 2017
Site Area (sq.m.)	1,999	1,999	2,142
Density (FSI)	10	11.8	19.3
Number of Storeys	21	27	23 + rooftop storey
Building Height (m.)	69.1	78	91.7 metres
Including MPH (m.)	74.6	84	105.18 metres

	Original TEYCC Endorsed Proposal January 22, 2013	Revised Proposal July 14, 2014	Current Proposal June 23, 2017
Tower Setbacks (m.)			
- North	4.5 after 2 nd fl., 6 after 8 th fl.	4 after 2 nd fl.	4.5 after 2 nd fl., 0 after 13 th fl.
- South	12.7 after 8 th fl.	17.6 after 9 th fl.	0
- East	9.2 after 8 th fl.	7.2 after 11 th fl.	0
- West	3 after 2 nd fl., 6 after 8 th fl.	3.5 to 3.8 after 2 nd fl.	4.5 after 2 nd fl., 0 after 13 th fl.
Tower Floor Plate (sq.m.)	760	750	1,661 to 2,013
Land Uses	Residential Retail	Residential (Rental) Retail	Office Retail
GFA Breakdown (sq.m.)			
Residential	19,390	22,905	0
Retail	600	630	349
Office	0	0	40,890
Total	19,990	23,535	41,239
Amenity Area (sq.m.)	Residential	Residential	Office
- Indoor	569	486	488
- Outdoor	491	142	428
Vehicular Parking	198	133	197
Bicycle Parking	247	470	173

Site and Surrounding Area

The site is a square shaped parcel that fronts on Ontario Street to the west and Adelaide Street East to the north. The site is occupied with the 2-storey red brick and limestone Drug Trading Company Administrative Office building, designated under Part IV of the *Ontario Heritage Act* by By-law 1339-2013 and included in the City's Heritage Register.

The surrounding uses are as follows:

North: across Adelaide Street East are 2 and 4-storey commercial buildings; Ontario Street; and an approved 19 and 21-storey mixed-use complex currently under construction at 424-460 Adelaide Street East.

East: a 14-storey residential building at 501 Adelaide Street East with a courtyard immediately abutting the subject site; and a 3-storey office building at 284 King Street East that is subject to a Zoning By-law amendment application (file no. 17 175826 STE 28 OZ) to permit a 30-storey residential tower with a mixed-use base building.

South: an 8-storey office building at 280 King Street East. Across King Street East is the 6-storey office building with street-related retail uses at 333 King Street East; and the 18-storey office building at 351 King Street East.

West: across Ontario Street is a 5-storey office building at 260 King Street East, designated under Part IV of the *Ontario Heritage Act* by By-law 855-88 and included in the City's Heritage Register. The heritage building at 260 King Street East, along with the remainder of the lands encompassing Adelaide Street East, Princess Street, King Street East and Ontario Street is subject to an Official Plan and Zoning By-law amendment application (file no. 16 232831 STE 28 OZ) to permit two 32-storey residential towers with a mixed-use base building. On January 31, 2017, City Council refused the application and the applicant has since appealed the decision to the Ontario Municipal Board (OMB).

Provincial Policy Statement and Provincial Plans

Section 2 of the *Planning Act* sets out matters of provincial interest, which City Council shall have regard to in carrying out its responsibilities. The matters include: the orderly development of safe and healthy communities; the adequate provision of employment opportunities; the conservation of features of significant architectural, cultural, historical and archaeological or scientific interest; and the appropriate location of growth and development.

The Provincial Policy Statement (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 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 PPS 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 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.

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

Official Plan

The Official Plan places the site within the *Downtown and Central Waterfront* on Map 2 – Urban Structure. The *Downtown* is a growth area and will continue to evolve as a healthy and attractive place to live and work. However, growth is not envisioned to spread uniformly throughout the *Downtown*.

Section 4.7 provides policy direction on the *Regeneration Areas* designation for the site as identified on Map 18 – Land Use Plan. *Regeneration Areas* are unique areas of the City where a mixture of uses is encouraged and where strategies and a framework for development shall be "tailor-made" based on the specific policies of the Secondary Plan (refer to Attachment 2: Official Plan).

Section 2.2.1 – "Downtown: The Heart of Toronto" recognizes the *Downtown* is the most accessible business location in the Greater Toronto Area (GTA). Policy 1 provides direction for development to build on the strength of Downtown as the premier employment centre in the GTA.

Section 3.1.2 – "Built Form" directs new development to fit within the existing and/or the planned context of the neighbourhood. In particular, Policy 3 requires new development to be massed to fit harmoniously into its existing and/or planned context by creating appropriate transitions in scale to neighbouring buildings, providing for adequate light and privacy and framing adjacent streets and open spaces in a way that respects the street proportion. Policy 4 requires new development to be massed to define edges of streets, parks and open spaces at good proportion. Taller buildings will be located to ensure there is adequate access to sky view. Policy 5 requires new development to provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians.

Section 3.1.3 – "Built Form – Tall Buildings" provides policy direction for tall buildings. Policy 2 requires tall building proposals to address key urban design considerations that include: demonstrating how the proposed building and site design will contribute to and reinforce the overall City structure; taking into account the relationship of the site to the topography and other tall buildings; and providing high quality, comfortable and usable publicly accessible open space areas.

Section 3.1.5 – "Heritage Conservation" provides policy direction on the conservation of heritage properties in the City's Heritage Register and on development adjacent to heritage properties. Policy 4 states that properties on the Heritage Register will be conserved and maintained. Policy 5 requires proposed alterations or development on or adjacent to a property on the Heritage Register to ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained. Policy 6 encourages the adaptive re-use of properties on the Heritage Register and consistency with the Standards and Guidelines for the Conservation of Historic Places in Canada. Policy 26 requires 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.

Section 5.6 – "Interpretation" provides guidance on the understanding and interpretation of the Official Plan. Policy 1 indicates the Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. Further, Section 1.5 – 'How to Read the Plan' indicates the Official Plan is a comprehensive and cohesive whole. The Official Plan can be accessed at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=03eda07443f36410VgnVCM10000071d60f89RCRD>

Official Plan Amendment 231

Official Plan Amendment 231 (OPA 231) promotes new office development in transit rich areas of the City and includes a policy requiring the replacement of office space in certain circumstances. OPA 231 was approved by City Council in December 2013, and subsequently approved, with minor modifications, by the Minister of Municipal Affairs and Housing (MMAH) in July 2014. Portions of OPA 231 remain under appeal at the

Ontario Municipal Board and are, thus, relevant but not determinative in terms of the Official Plan policy framework.

Specifically, OPA 231 amends Section 3.5.1 of the Official Plan by adding Policy 7 which directs that major freestanding office buildings with 10,000 square metres or more of gross floor area should be located in *Mixed Use Areas, Regeneration Areas and Employment Areas* within the *Downtown and Central Waterfront*. Also, OPA 231 Policy 3.1.5.9 requires the replacement and increase of office space on properties that have: more than 1,000 square metres of existing office space; the new development includes a residential component; and the property is located in a *Mixed Use Area* or *Regeneration Area* in the *Downtown and Central Waterfront*. Both of these policies are under appeal at the OMB, including an active appeal by the owner of 25 Ontario Street to the office replacement policy 3.1.5.9.

The MMAH approved OPA 231 can be accessed at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=f9b552cc66061410VgnVCM10000071d60f89RCRD>

King-Parliament Secondary Plan

The site is within the boundary of the King-Parliament Secondary Plan. The main objective of the Secondary Plan is to encourage reinvestment in the area for a mixture of uses that reinforces the historic built form and public realm, while ensuring growth is mutually compatible and complement the existing built form character and scale of the area.

The site is designated *Regeneration Area 'A' (Jarvis-Parliament)* on Map 15-1 – Land Use Plan. *Regeneration Area 'A'* lands are targeted for significant growth as a whole, having a mixture of compatible land uses (refer to Attachment 4a: King-Parliament Secondary Plan – Land Use Plan).

The built form policies are provided in Section 3 – “Urban Structure and Built Form” of the Secondary Plan. New development shall: provide adequate light, view and privacy to neighbouring properties; achieve a compatible relationship with its built form through height, massing, scale, setbacks, roof line and profile and architectural character and expression; provide appropriate proportional relationships to adjacent streets to minimize wind and shadowing impacts; and provide streetscape and open space improvements.

Policy direction on heritage conservation are provided in Section 4 – “Heritage and Community Improvement” of the Secondary Plan. Heritage buildings are identified as essential elements of the physical character in the King-Parliament area. New buildings should achieve a compatible relationship with heritage buildings in their context through consideration of such matters as building height, massing, scale, setbacks, roof line and profile and architectural character and expression.

The site is within the *Old Town of York Area of Special Identity* on Map 15-3 – Areas of Special Identity (refer to Attachment 4b: King-Parliament Secondary Plan – Urban Structure and Attachment 4c: King-Parliament Secondary Plan – Areas of Special Identity). Policy 3.1.4 directs new development to implement urban design policies to protect such areas. Further built form and urban design considerations are discussed in the following section of this report.

This application was reviewed against all policies of the Secondary Plan, which can be accessed at: <https://www1.toronto.ca/planning/15-king-parliament.pdf>

King-Parliament Urban Design Guidelines

The King-Parliament Urban Design Guidelines provides urban design direction to the policy intent of the King-Parliament Secondary Plan. The site is within the original ten blocks of Toronto known as the "The Old Town of York", where new development shall respect the historical and urban design significance of the area, and reinforce the scale and continuity of street wall enclosure along the street (refer to Attachment 4b: King-Parliament Secondary Plan – Areas of Special Identity).

This application was reviewed against the King-Parliament Urban Design Guidelines, which can be accessed at:

https://www1.toronto.ca/city_of_toronto/city_planning/community_planning/files/pdf/14kingparliament.pdf

King-Parliament Community Improvement Plan

The purpose of the King-Parliament Community Improvement Plan (CIP) is to complement the policies of the King-Parliament Secondary Plan by providing a framework for the improvement of public lands within the King-Parliament area. The site is within the Old Town of York, where streetscape improvements distinct from other areas shall be pursued. The King-Parliament CIP can be accessed at:

http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Community%20Planning/Files/pdf/1/1997_KP_CIP.pdf

Zoning

The site is zoned RA "Reinvestment Area" with a height limit of 26 metres under Zoning By-law 438-86, as amended. The RA designation permits a mixture of uses including residential, retail, office and manufacturing uses. The building mass is permitted to extend to the site lot lines to a depth of 25 metres from the street. Beyond a depth of 25 metres, a 7.5 metre setback from the side lot line is required. Exception provisions include: a 3 metre building setback from the building wall facing Adelaide Street East and Ontario Street after a maximum streetwall height of 20 metres; the prohibition of commercial parking garages; and a maximum gross floor area of 8,000 square metres for a single retail use.

The site encompass a portion of 280 King Street East, which is subject to city-wide Zoning By-law 569-2013. This portion of 280 King Street East is zoned CRE (x41) "Commercial Residential Employment", with a height limit of 26 metres. The permitted land uses and building setbacks in the CRE zone is consistent with the RA zone under Zoning By-law 438-86. The (x41) provisions refer to site specific permissions and exceptions that are carried over from Zoning By-law 438-86 (Refer to Attachment 5: Zoning By-law).

St. Lawrence Neighbourhood Heritage Conservation District Plan

On December 9, 2015 City Council designated the St. Lawrence Neighbourhood Heritage Conservation District under Part V of the *Ontario Heritage Act*. The subject site is located within the boundaries of this district. The Drug Trading Company Administrative Office is identified as a contributing building in the heritage conservation district plan. The adjacent Drug Trading Company warehouses are also identified as contributing. The Plan is currently under appeal to the OMB.

City-wide Tall Building Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts.

Policy 1 in Section 5.3.2 – ‘Implementation Plans and Strategies for City-Building’ of 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 Official Plan related to the design and development of tall buildings in Toronto.

This application was reviewed against the Guidelines including sections on fit and transition in scale, sunlight and sky view, views from the public realm, heritage properties and heritage conservation districts, floor plate size and shape, separation distance, site servicing and access and sustainable design. The city-wide Guidelines can be accessed at: <http://www.toronto.ca/planning/tallbuildingdesign.htm>

TOcore: Planning Downtown

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.

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area (currently under appeal). The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings 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.

The TOcore website is www.toronto.ca/tocore.

Site Plan Control

The associated application for Site Plan Control, file no. 11 327912 STE 28 SA was submitted in conjunction with the original rezoning application. The site plan application has not been revised to reflect the current office proposal. It is anticipated that a revised Site Plan Control application will be submitted to City Planning should this rezoning application be approved.

Reasons for Application

The proposal requires an amendment to the Zoning By-law for: maximum building height; building side and rear lot setbacks; building setbacks from Ontario Street and Adelaide Street East; and the types of loading spaces.

Community Consultation

A community consultation on the current proposal was held on February 6, 2017 at the Financial Services Building of George Brown College at 290 Adelaide Street East. City Planning staff, the applicant, the Ward Councillor and approximately 11 members of the public attended. Community feedback on the proposal was generally positive in regards to the proposed land use. Concerns noted during the meeting include:

Traffic

- The increase in traffic volume for workers to travel to and from the site.

Heritage Conservation

- Whether the proposed chamfering of the new massing on top of existing heritage building is sufficient.

Streetscape

- The need to ensure Adelaide Street East and Ontario Street are designed to reflect the heritage character of the area and be safe for both pedestrians and cyclists.

Design Review Panel

The office proposal was considered by the Design Review Panel on December 16, 2016, where the Panel voted for refinement. The Panel commended the design approach of the proposal and the relationship between the Drug Trading Company Administrative Office building and the addition. The Panel offered the following items to be further explored:

Height and Massing

- The massing is bulky and needs to be further examined to reduce its visual bulk;
- Additional articulation in the upper level of the building is needed; and,
- The height appears to be high in comparison to the office building to the south.

Relationship to the Building to the East

- Provide clerestory windows to limit overlook issues;
- Angle the façade of the building so the skyview opens up;
- Provide fritted glass; and,
- Carve out outdoor spaces on the first 3 floors to provide a better connection.

Interior Atrium and Lobby

- Reduce the size of the lobby in order to provide more active uses at grade; and,
- Connect the two stacked lobby spaces to provide a 5-6 storey interior volume.

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

This proposal was reviewed against the previous TEYCC endorsed proposal. The main changes from the two proposals are: a change in land use from residential to commercial office; an increase in site area; an increase in overall building height; and reductions of building setbacks.

This proposal provides Class A commercial office uses that conform to the policy objective of the Official Plan and build on the strength of the Downtown as the premier employment centre in the GTA. The provision for commercial office uses within the King-Parliament area also fulfill major objectives in the King-Parliament Secondary Plan by creating a balance of jobs with housing in the area, diversifying the land use character of the area.

Provincial Policy Statement and Provincial Plans

Staff are of the opinion that the proposed development application is consistent with the PPS in regards to: accommodating a range and mix of uses; providing opportunities for a diversified economic base; and encouraging compact, mixed-use development that incorporates compatible employment uses. The PPS recognizes the local context is important, and that a well-designed built form contributes toward overall long-term economic prosperity. Policy 4.7 indicates the Official Plan is the most important vehicle for implementation of the PPS. In this context, the Official Plan provides direction on accommodating development that builds on the strength of Downtown as the premier employment centre of the GTA.

With regard to heritage conservation, Policy 2.6.1 of the PPS indicates significant built heritage resources shall be conserved. The Official Plan further refines the direction of the PPS to require appropriate built form to fit harmoniously into its existing and/or planned context and the conservation of heritage properties. The proposed development appropriately conserves the Drug Trading Company Administrative Office building on site, and as such is consistent with the PPS.

The site is within the urban growth centre of the built-up area boundary, an intensification area identified in the Growth Plan. Policy 2.2.3.1 states urban growth centres will be planned to accommodate significant employment growth. Policy 2.2.5.2 states major offices will be directed to urban growth centres with existing or planned frequent transit service. This commercial office development adds over 40,000 square metres of office gross floor area to a growing mixed-use community. Staff are of the opinion that the proposed development conforms to the Growth Plan.

Land Use

This proposal consists of retail use on the ground floor and Class A commercial office use on the floors above. The Class A office use conforms to Chapter 3.5.1 – "Supporting the Foundations of Competitiveness" of the Official Plan. Specifically, the proposal provides for additional employment uses within proximity to public transit in *Downtown*, reducing the need for long commutes. The proposal provides the parameters for a balanced growth of housing and jobs in creating a complete community. Also, this proposal is situated within an emerging employment cluster within King-Parliament, where the site is within proximity to the recently completed Globe and Mail office building at 351 King Street East, the Coca Cola office at 335 King Street East, SAS office building at 280 King Street East and other employment uses that are important to the City's competitive advantage.

The proposal also conforms to OPA 231 in providing free standing office uses of 10,000 square metres or more of gross floor area in the *Regeneration Areas* in *Downtown*. This proposal helps to continue the growth of commercial office uses within the *Downtown* where increases to transit infrastructure investment is planned. The OPA 231 office replacement policy 3.5.1.9 does not apply to this proposal.

King-Parliament's role as a major employment area is one of the major objectives of the King-Parliament Secondary Plan. The King-Parliament area is currently a growing planning area consisting of varied mix of land uses. This non-residential proposal will continue to provide a balance in creating a complete community. As such, the proposed land uses conform to the *Regeneration Area 'A'* designation of the King-Parliament Secondary Plan.

Height

The existing planning policy framework and the previous TEYCC endorsed proposal were analysed in respect to the current proposal's height. The Official Plan recognizes *Regeneration Areas* within *Downtown* as areas where intensification is encouraged. The Official Plan and the King-Parliament Secondary Plan require new development to be located and organized to fit within its existing and/or planned context to achieve a compatible relationship with their built form context. The Tall Building Design Guidelines encourage tall buildings to fit and transition to lower scale buildings.

The proposal has an overall height of 91.68 metres (105.18 metres including the mechanical penthouse), and exceeds the original TEYCC endorsed residential proposal of 69.1 metres (74.6 metres including mechanical penthouse). City Planning staff examined the building heights within the surrounding area and recognize the emerging context of building heights within the range of 60 to 85 metres. The proposal exceeds the building heights of its surrounding properties. City Planning consider the overall height of the proposal acceptable in this instance given the context, its use as an office building, resolution of heritage conservation objectives and site size and orientation on the block.

Massing

The existing planning policy framework and the previous TEYCC endorsed proposal were analysed in respect to the current proposal's massing. The King-Parliament Secondary Plan requires development to be sited and massed to provide adequate light, view and privacy for neighbouring properties. The Tall Building Design Guidelines direct proposals to: evaluate the existing and planned context by including a “block” context analysis; provide a maximum floor plate size of 750 square metres for residential buildings; transition to lower scale buildings; and provide a minimum 25 metres between tall buildings.

The proposal has a floor plate area of 1,661 to 2,013 square metres. The Tall Building Guidelines provide direction that on a site specific basis, flexibility on floor plate size may be considered for commercial-only buildings. In this instance, the subject office proposal abuts the 8-storey SAS office building to the south at 280 King Street East, a

14-storey residential building with a private courtyard at 501 Adelaide Street East and a 3-storey office building at 284 King Street East to the east. The proposal has a 0 lot line condition along the south lot line. Adequate building separation is achieved to the south as the SAS building's north wall is a blank wall. The south wall of the proposal will also be a blank wall up to the building height of the SAS building, with glazing above. The resulting massing condition will create a continuous streetwall on the east side of Ontario Street. The owner of the SAS building submitted a letter in support of the proposal's setbacks.

The distance achieved between the east wall of the proposal to the west wall of the 14-storey residential building is approximately 29 metres, which exceeds the minimum separation distance of 25 metres.

The site at 284 King Street East is currently occupied by a 3-storey office building, and is subject to a Zoning By-law application to permit a 30-storey residential tower with a mixed use base building. City Planning staff is not in support of the 30-storey residential tower as the site at 284 King Street East is not considered a tall building site due to its constrained lot area, frontage along King Street East and location on the block in relation to open space and other buildings. As part of the approval of this proposal, the east wall of this proposal that abuts the property at 284 King Street East will be required to be a blank wall in order to maintain the development rights of 284 King Street East for a mid-rise building, in keeping with the heights along King Street East.

The application was submitted prior to the adoption of OPA 352 and associated Zoning By-laws 1106-2016 and 1107-2016 – amendments on tall building setbacks and separation distances. However, this proposal was reviewed against the policy direction of OPA 352. City Planning staff are satisfied this office tall building fits within the block where it is located and the existing and planned context. Further, this proposal provides adequate access to natural light, view and privacy to surrounding occupants of tall buildings.

A 4.5 metre building setback is provided above the existing Drug Trading Company Administrative Office building along the Ontario Street and Adelaide Street East frontage on the 3rd storey. A gradual chamfer will extend the massing towards Ontario Street and Adelaide Street East property lines to the 14th storey. Gradual chamfering of the massing away from the property lines on the west, south and east walls are proposed after the 14th storey. City Planning staff examined massing studies submitted by the applicant showing view corridors along Adelaide Street East and Ontario Street. City Planning staff is satisfied that the massing of the proposal and its interface with Adelaide Street East and Ontario Street complements the physical character of the King-Parliament area.

The current proposal's massing was informed by the comments from the Design Review Panel on December 16, 2016. In order to reduce the potential overlook issues between the residential building at 501 Adelaide Street East and the subject proposal, the amount of glazing on the east wall is reduced. A reveal on the 8th storey, aligned with the height of building at 501 Adelaide Street East is also proposed to break up the scale of the

proposal. Further design measures to improve overlook issues will be addressed through the site plan approval process.

Heritage Conservation

The Drug Trading Company Administrative Office is a fine representative example of an office building from the World War II era designed as part of the Modern Movement in architecture with Art Moderne and Art Deco influences. Constructed as one storey building in 1942 (the second storey was added in 1946) the building is also of historical significance for its contribution to the development of the pharmaceutical industry in Canada. It is functionally and historically related to its surroundings in the St. Lawrence Neighbourhood where it has stood for over half a century. Anchoring a corner site, the Administrative Office was purposely built to face west on Ontario Street where the firm's other buildings occupied the opposite side of the road, creating a manufacturing complex along the short block between King and Adelaide Streets.

Heritage staff support the proposal to rehabilitate the Drug Trading Company Office as a twenty-three storey office building. The proposal is an improvement over the conservation strategy for the property approved by Council in 2013. The majority of the property's heritage attributes will be retained and the impact of the proposed tower's scale form and massing will be mitigated through step backs and chamfer at the Ontario Street and Adelaide Street East intersection.

Unlike in the approved conservation strategy, in the current proposal the massing of the proposed office tower will gradually cantilever out towards the property line above the retained north and west elevations. This cantilever will not reach its full extent until the 14th storey. Given the height and gradual nature of this cantilever, it will not have a significant visual impact on the heritage building as it is viewed from street level and various vantage points.

Noise Impact

The original TEYCC endorsed proposal and the July 2014 proposal contemplated residential uses – a sensitive land use within proximity to existing stationary noise sources from the chilling equipment, back up generator and exhaust vents.

The current proposal contemplates commercial retail and office uses. An Environmental Noise Impact Feasibility letter was submitted in support of the application. The letter indicated the proposed land uses are not considered sensitive land uses. Appropriate mitigation measures to ensure impact of noise generated by the proposed development to the surrounding environment and impacts from the surrounding environment will be addressed through the site plan approval process.

Air Emission Impact

The original TEYCC endorsed approval proposal and the July 2014 proposal contemplated residential uses within proximity to air emission sources from the SAS office building to the south.

The current proposal contemplates commercial retail and office uses. An updated Air Emissions letter was submitted in support of the application. The letter indicated an updated Emission Summary and Dispersion Modelling Report will be revised to meet the Ministry of Environment's criteria for air emission sources from the SAS office building. A letter from the owner of the SAS office building was submitted indicating they will cooperate in resolving air emission issues. Appropriate mitigation measures will be addressed through the site plan approval process.

Shadow Impact

A Sun/Shadow Study was submitted in support of the proposal. The study assessed the proposal's shadow impacts on the surrounding areas during the spring, summer and fall equinoxes. The study also compared the shadow impacts between the TEYCC endorsed proposal of January 22, 2013 and the current proposal. During the spring and fall equinoxes, shadow impacts on the surrounding public realm and the abutting private courtyard at 501 Adelaide Street East will be similar between the January 22, 2013 and the current proposal. During the summer equinox, the current proposal will increase new net shadows on Adelaide Street East and the private courtyard in the afternoon hours in comparison to the January 22, 2013 proposal. City Planning staff consider the level of shadow impacts acceptable in this instance.

Wind Impact

A Pedestrian Level Wind Study and an addendum were submitted in support of the proposal. The study concluded wind conditions on and around the site will be suitable for walking, standing or better throughout the year and is appropriate for the area's intended purpose. Specific wind mitigation measures will be secured through the Site Plan Approval process.

Amenity Space

The proposal include 488 square metres of indoor amenity space on the rooftop storey and 428 square metres of outdoor amenity space on the 3rd, 23rd and roof top storeys. City Planning staff is in support of amenity space allocated for employees. Detail programming of the amenity spaces will be secured through the site plan approval process.

Traffic Impact and Access

A Transportation Impact Study and an addendum were submitted in support of the proposal. The study concluded the traffic activity generated by the proposal can be accommodated by the existing area and road network.

Vehicular access and loading access is proposed via a right-in/right-out driveway on Adelaide Street East. The study indicated the design and dimensions of the vehicular and loading accesses will meet the needs of the proposed office use. Transportation Services staff are satisfied with the conclusions of the Transportation Impact Study.

Vehicular Parking

The Transportation Impact Study submitted in support of the proposal indicates the proposed 197 vehicular parking spaces is sufficient. Based on standards of Zoning By-law for non-residential uses, a minimum of 132 parking spaces is required.

Transportation Services staff reviewed the documentation submitted and have no concerns with the number of parking spaces proposed.

The Toronto Green Standard require provisions for priority parking spaces of electric vehicles where the number of parking spaces exceed the Zoning By-law standard. This proposal's 197 spaces exceed the 132 spaces required. As such, 65 spaces are to be dedicated for priority parking or will be fitted with electric vehicle charging docks.

Bicycle Parking

The proposal provides a total of 173 bicycle parking spaces consisting of: 90 short term spaces; and 83 long term spaces. The proposed number of bicycle parking spaces meets the standard of the Zoning By-law and the provisions of the Toronto Green Standard.

Servicing, Stormwater Management and Hydrogeological Impacts

A Functional Servicing and Stormwater Implementation Report and an addendum were submitted in support of the proposal. The proposal is to connect to the 675 mm diameter combined sewer and 150 mm watermain along Adelaide Street East. Engineering and Construction Services staff reviewed the submitted documentation and have outstanding issues that will be required to be resolved.

A Hydrogeological Investigation report and an addendum were submitted in support of the proposal. Toronto Water staff reviewed the submitted documentation and have outstanding issues that will be required to be resolved.

Prior to the bills being introduced to City Council for enactment, the applicant is required to submit updated functional servicing and hydrogeology reports that address the concerns raised by staff.

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 0 to 0.42 hectares of local parkland per 1,000 people. The site is in the lowest 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 a 23-storey office building that will consist of 40,890 square metres of office space as well as 349 square metres of retail space.

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.

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.

Streetscape

The site fronts on Ontario Street to the west and Adelaide Street East to the north. As the proposal will ensure the existing Drug Trading Company Administrative Office's north and west wall be retained in situ, the width of the sidewalks will remain the same at 2.8 metres along Adelaide Street East and 6 metres along Ontario Street.

Tree Preservation

There are 7 trees along the Ontario Street frontage. An Arborist Report was submitted in support of the July 14, 2014 proposal, recommending 5 trees to be removed. The information in the report remain the same for the current proposal. A landscape masterplan was submitted for the current proposal showing 4 new trees along the Ontario Street frontage. Urban Forestry is satisfied with the proposal. The detailed tree planting strategy will be secured in the site plan approval process.

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-laws will secure performance measures for the following Tier 1 development features: automobile infrastructure; cycling infrastructure; and a minimum sidewalk space of 2.1 metres.

Other applicable TGS performance measures will be secured through the Site Plan Approval process, including: pedestrian lighting; storage and collection of recycling and organic waste; planting of new trees; stormwater retention and reuse; and bird friendly glazing.

The applicant has indicated they may pursue Tier 2 of the TGS which includes possible refunds against Development Charges payable for the development.

Section 37

A Section 37 Agreement under the *Planning Act* is to be secured to provide community benefits for the local community. The total value is to be provided in a supplementary report, with the allocation of the monies toward the following community benefits:

1. A cash contribution towards local streetscape and/parkland improvements within the vicinity of the subject site, including but not limited to streetscape improvements on Ontario Street and Adelaide Street East to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor;
2. A cash contribution towards the redevelopment of the site of Canada's First Parliament Buildings, municipally known as 25 Berkeley Street, 44 Parliament Street and 265 and 271 Front Street East, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, and the Ontario Heritage Trust, in consultation with the Ward Councillor; and,
3. A cash contribution towards the preservation of off-site heritage resources that are designated and/or listed on the City of Toronto Heritage Register, and may include the implementation of the Heritage Interpretation Master Plan for Old Town Toronto and/or the Heritage Lighting Master Plan for Old Town Toronto, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor.

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

1. That prior to Final Site Plan approval in Connection with the Zoning By-law Amendment for the property at 25 Ontario Street and a portion of 280 King Street East, the owner shall:
 - a. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.a.2 in the report dated July 31, 2017 from the Chief Planner and Executive Director, City Planning Division to the satisfaction of the Senior Manager, Heritage Preservation Services;
 - b. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;
 - c. Provide an Interpretation Plan for the subject property, 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. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;
2. That prior to the issuance of any permit for all or any part of the property at 25 Ontario Street or a portion of 280 King Street East, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:
 - a. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;
 - b. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.2 in the report July 31, 2017 from Chief Planner and Executive Director, City Planning Division, 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; and,
 - 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 and Interpretation Plan; and,
 3. That prior to the release of the Letter of Credit required in Recommendation 1.b.3 in the report July 31, 2017 from the Chief Planner and Executive Director, City Planning Division, the owner shall:
 - a. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation 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,
 - b. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services; and
 4. A portion of the east wall abutting the property at 284 Front Street East be designed as a blank wall during the site plan approval process to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

Conclusion

This application for a Class A office building further strengthen the role of King-Parliament and the Downtown as a premier employment area. The built form of the proposal achieves a compatible relationship within the existing cluster of tall buildings while ensuring sufficient building separation is met from residential uses. This proposal is consistent with the emerging mixed-use community and the physical character of the King-Parliament area.

CONTACT

Henry Tang, Senior Planner
Tel. No. (416) 392-7572
E-mail: henry.tang@toronto.ca

SIGNATURE

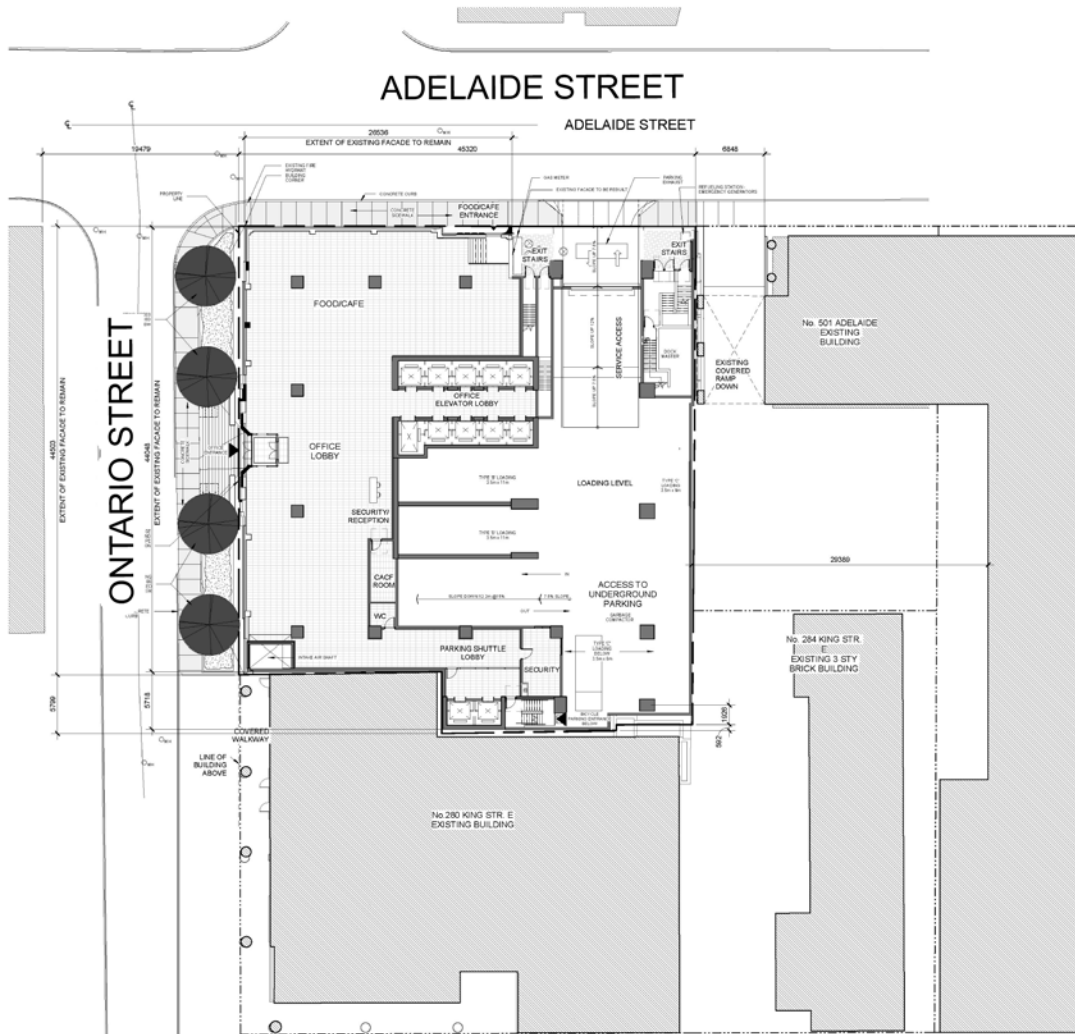
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a-d: Elevations
Attachment 3: Official Plan
Attachment 4a-c: King-Parliament Secondary Plan
Attachment 5: Zoning By-law
Attachment 6: Application Data Sheet
Attachment 7: Draft Zoning By-law Amendment to By-law 438-86
Attachment 8: Draft Zoning By-law Amendment to By-law 569-2013

Attachment 1: Site Plan



Site Plan

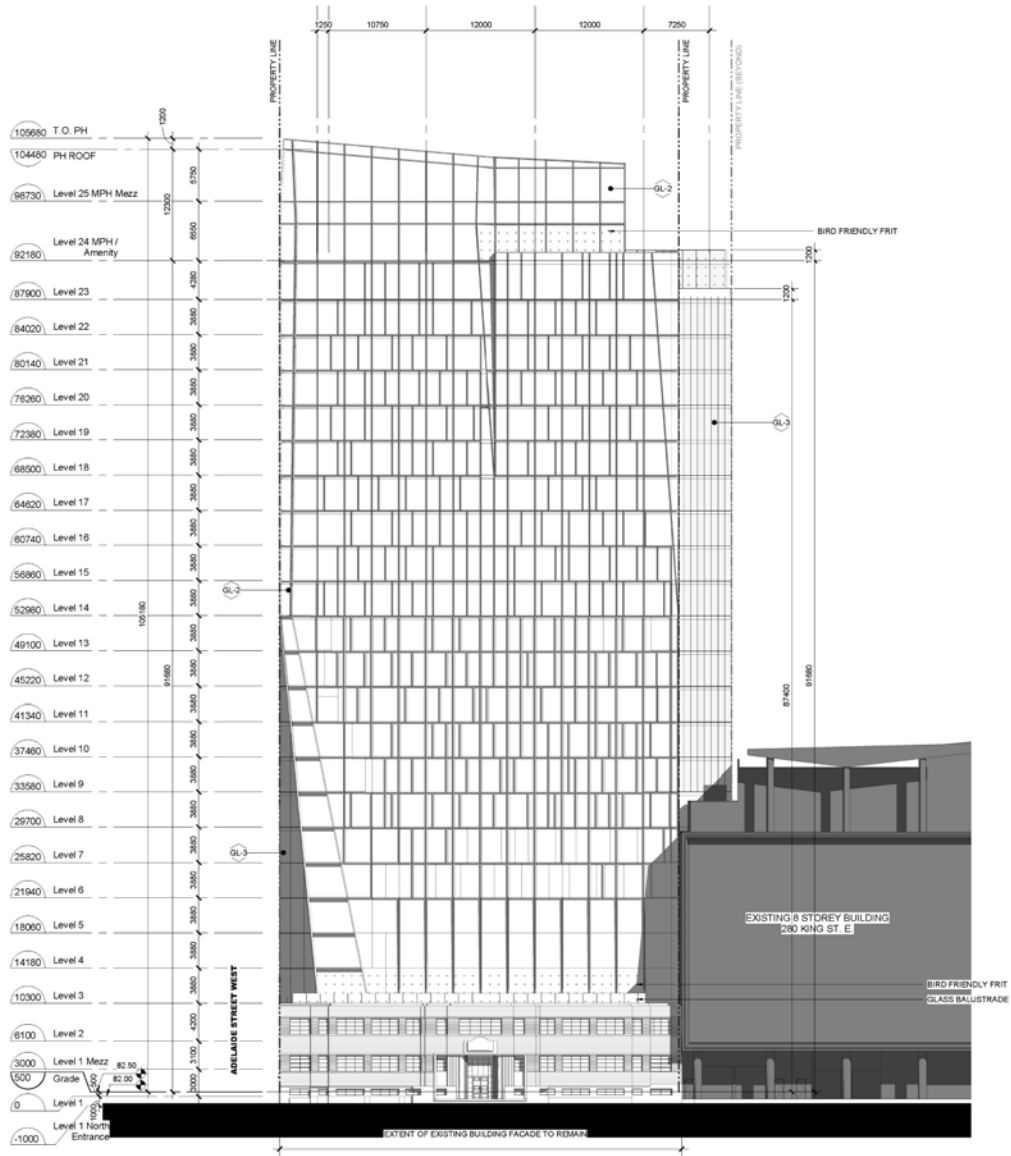
25 Ontario Street & 280 King Street East

Applicant's Submitted Drawing

Not to Scale 
7/25/2017

File # 11 327900 STE 28 0Z

Attachment 2a: West Elevation



West Elevation

Elevations

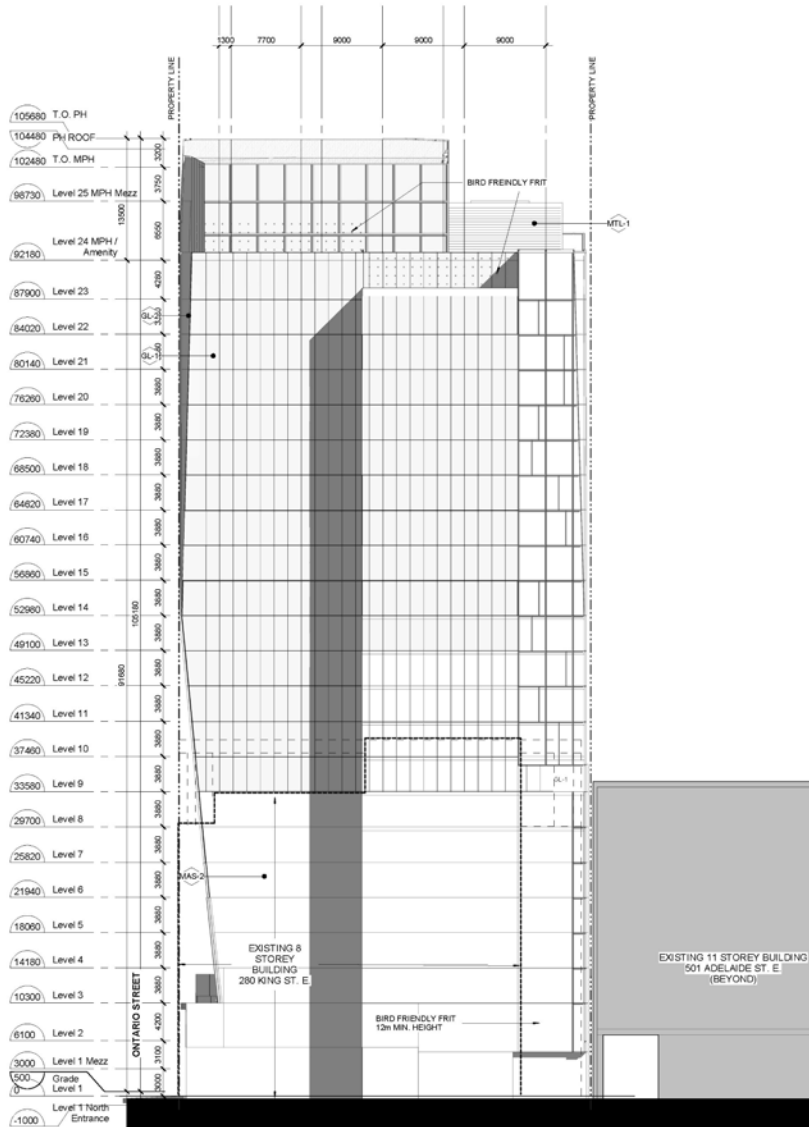
25 Ontario Street & 280 King Street East

Applicant's Submitted Drawing

Not to Scale
7/25/2017

File # 11 327900 STE 28 0Z

Attachment 2b: South Elevation



South Elevation

Elevations

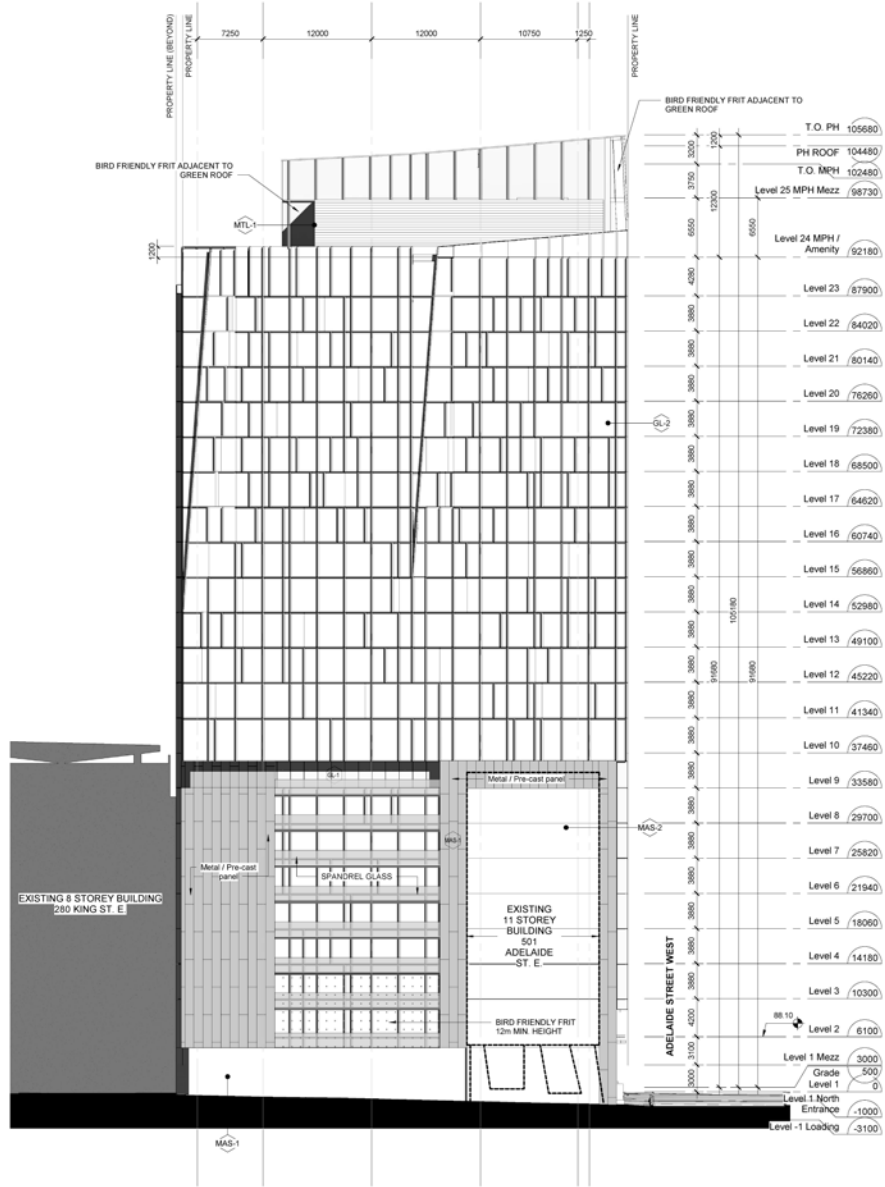
25 Ontario Street & 280 King Street East

Applicant's Submitted Drawing

Not to Scale
7/25/2017

File # 11 327900 STE 28 OZ

Attachment 2c: East Elevation



East Elevation

Elevations

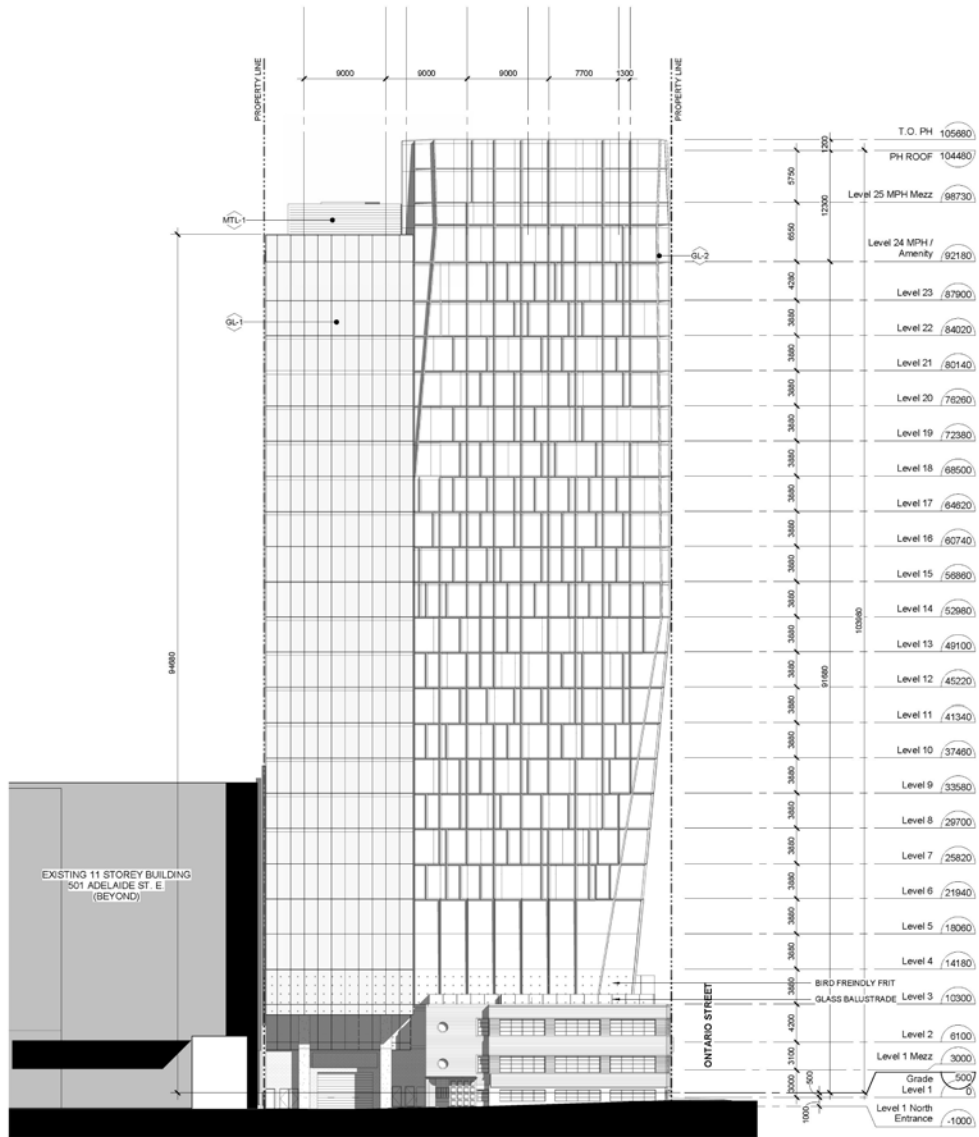
25 Ontario Street & 280 King Street East

Applicant's Submitted Drawing

Not to Scale
7/25/2017

File # 11 327900 STE 28 0Z

Attachment 2d: North Elevation



North Elevation

Elevations

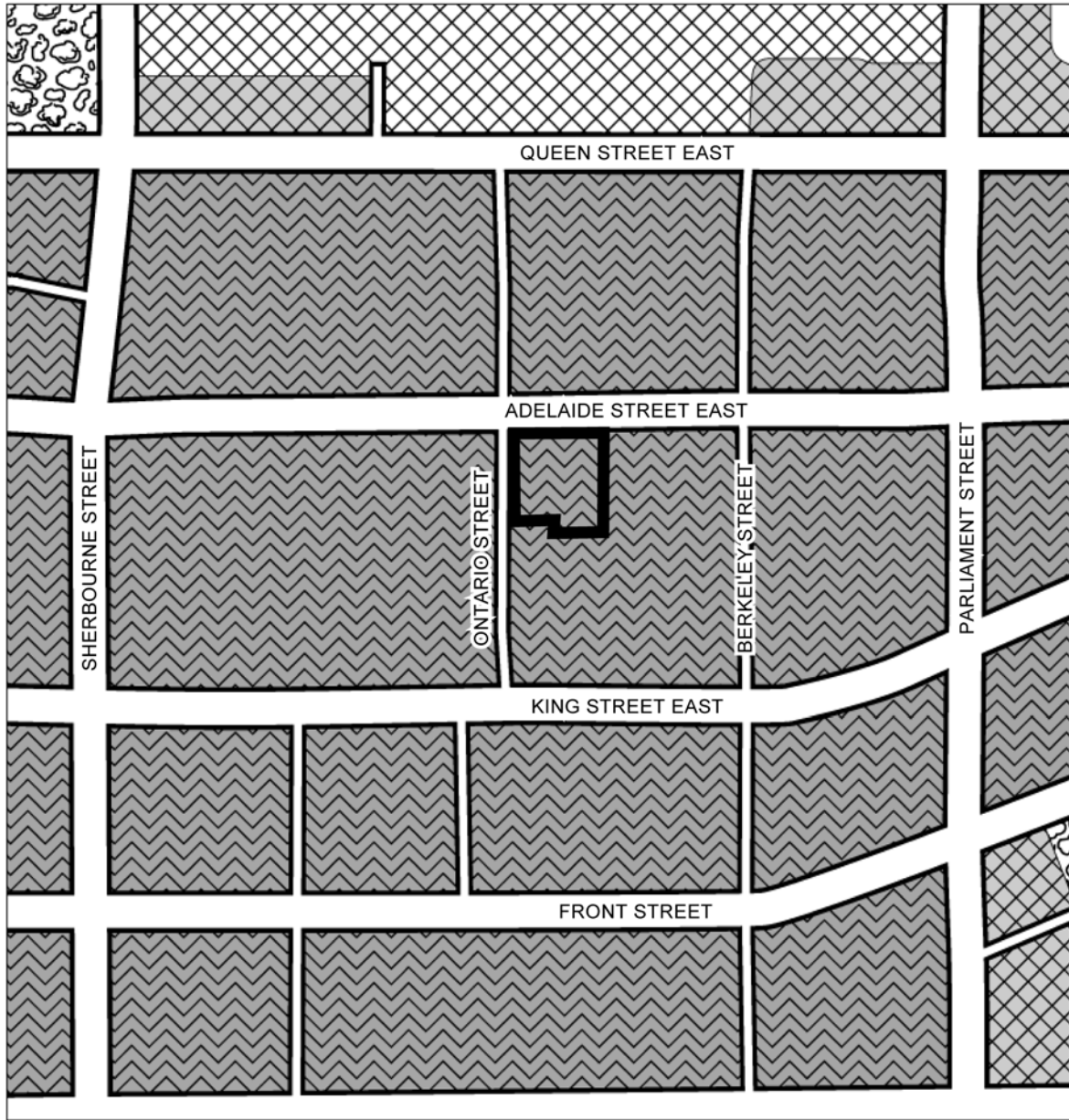
25 Ontario Street & 280 King Street East

Applicant's Submitted Drawing

Not to Scale
7/25/2017

File # 11 327900 STE 28 0Z

Attachment 3: Official Plan



TORONTO City Planning
 Extract from Official Plan

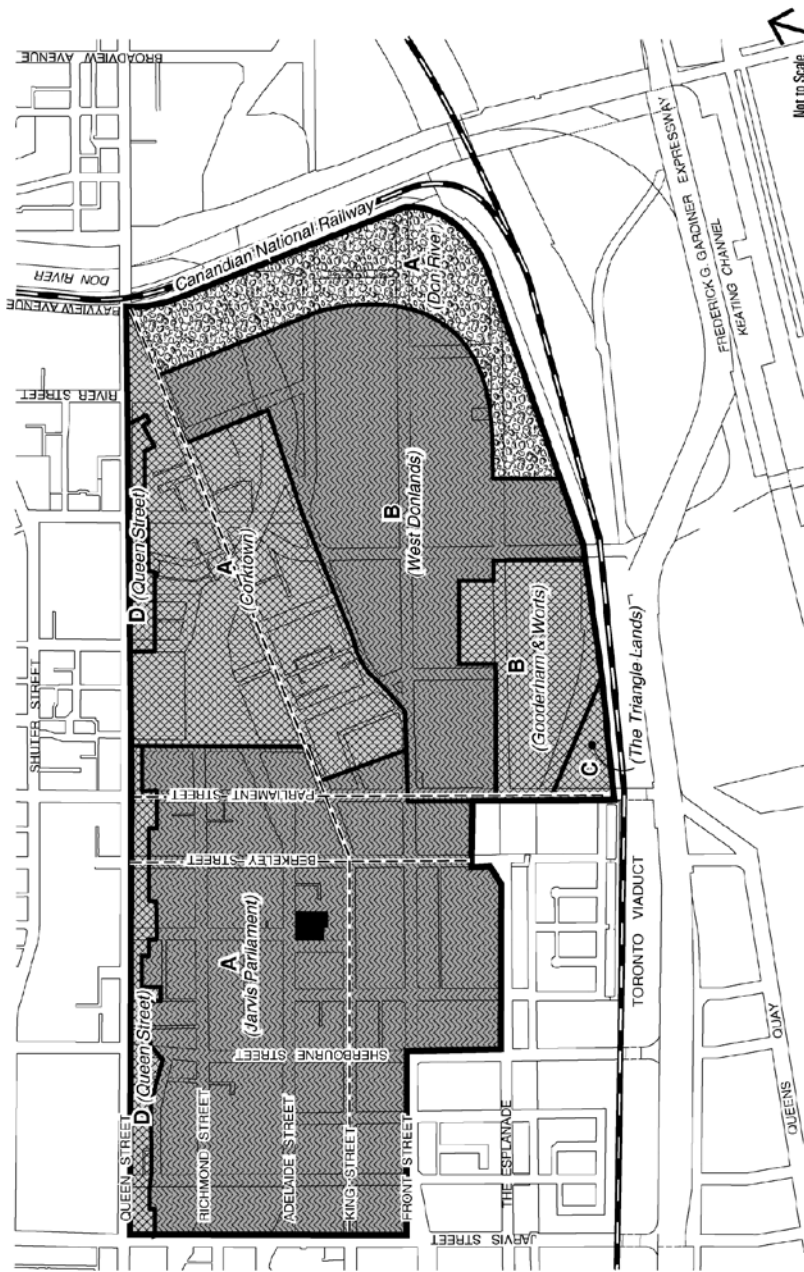
25 Ontario Street & 280 King Street East

File # 11 327900 STE 28 0Z

- | | | | | | |
|---|--------------------------|---|--------------------------|---|--------------------|
|  | Site Location |  | Parks & Open Space Areas |  | Regeneration Areas |
|  | Neighbourhoods |  | Parks | | |
|  | Apartment Neighbourhoods | | | | |
|  | Mixed Use Areas | | | | |

↑
 Not to Scale
 07/26/2017

Attachment 4a: King-Parliament Secondary Plan – Land Use Plan



King-Parliament Secondary Plan
MAP 15-1 Land Use Plan



- Secondary Plan Boundary
- Special Streets
- Subject Site
- ▨ Mixed Use Areas
- ▩ Regeneration Areas
- ▧ Parks and Open Space Areas

June 2006

Attachment 4b: King-Parliament Secondary Plan – Urban Structure



Not to Scale
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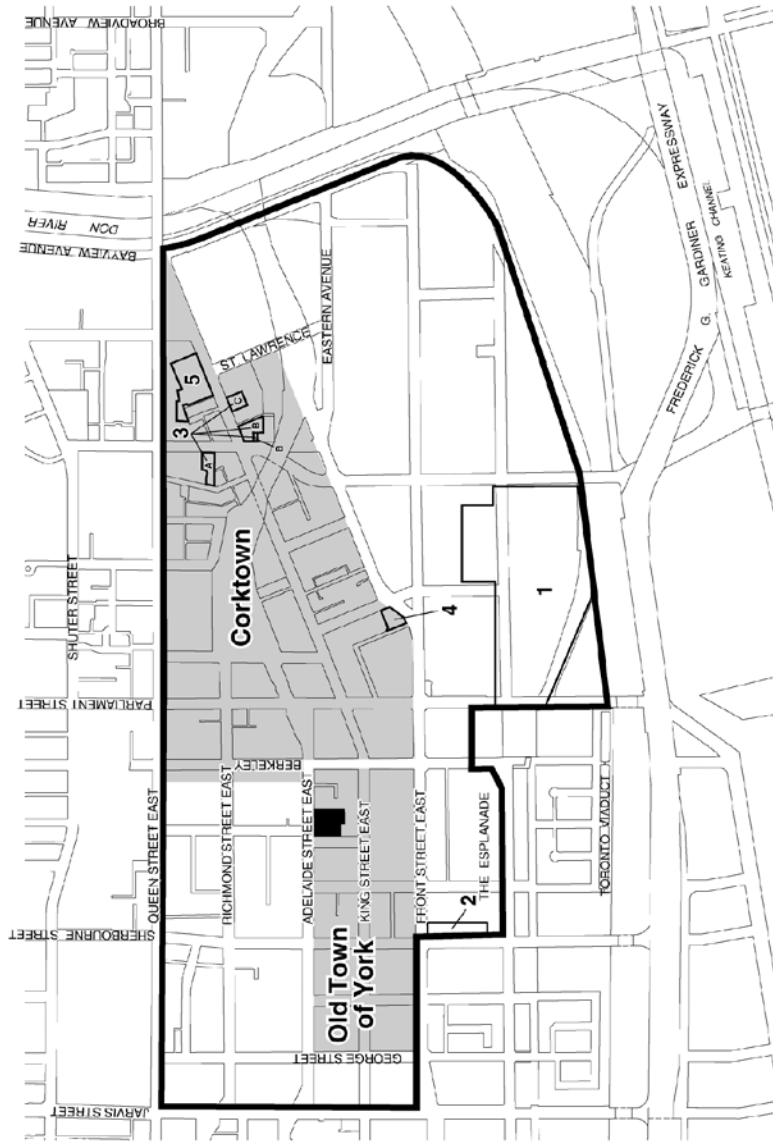
King-Parliament Secondary Plan MAP 15-2 Urban Structure



- Potential View Terminus
- Existing View Terminus
- Landscape Edge
- 10 Original City Blocks
- Existing and Potential Building Edge
- Area for Streetscape Improvement
- Potential Mid-block Connections
- Significant Street and Open Space
- Subject Site

June 2006

Attachment 4c: King-Parliament Secondary Plan – Areas of Special Identity



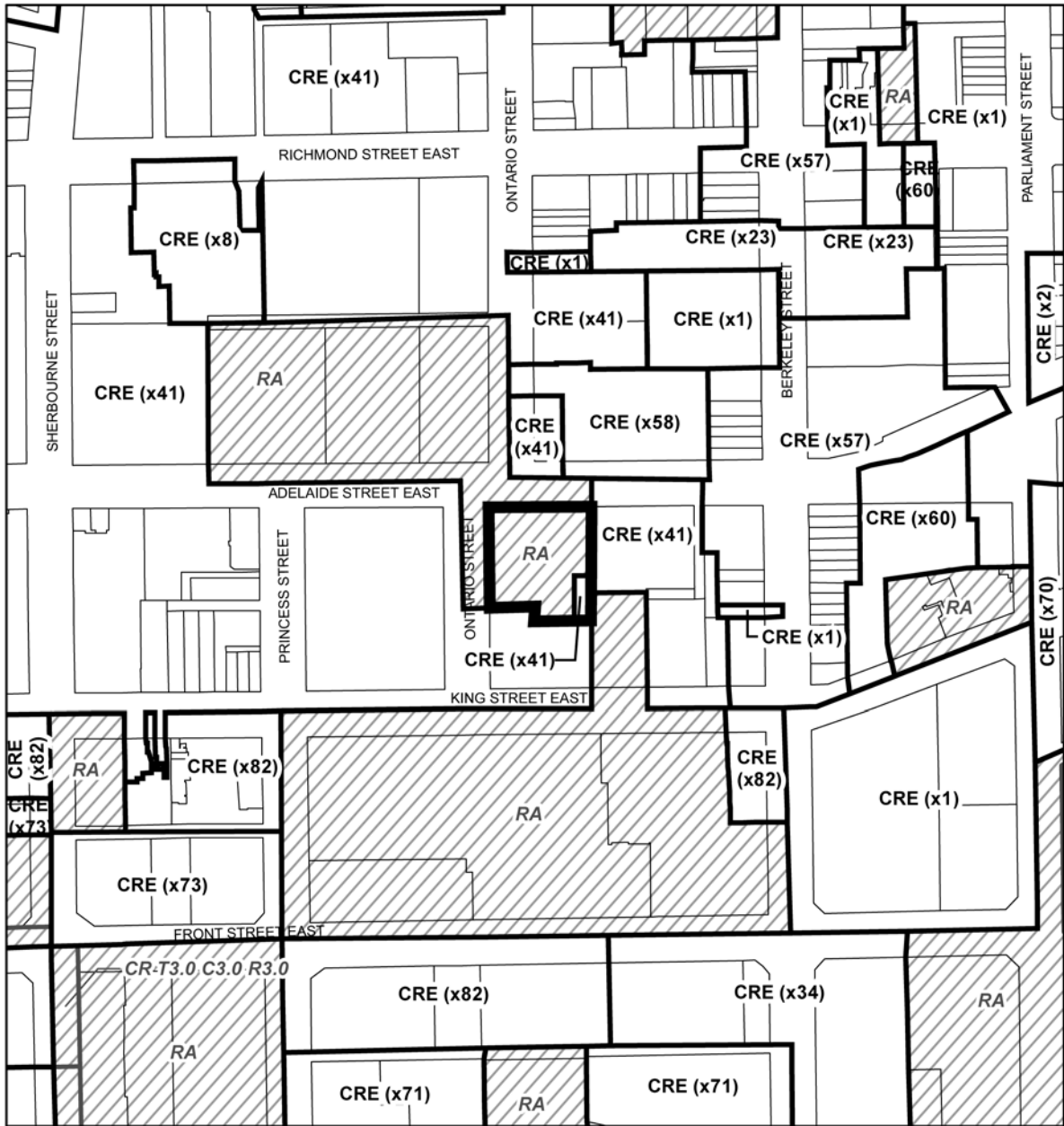
TORONTO
City Planning Division

King-Parliament Secondary Plan
MAP 15-3 Areas of Special Identity

- Secondary Plan Boundary
- Areas of Special Identity
- Subject Site
- 1 Site and Area Specific Policies

December 2010

Attachment 5: Zoning By-law



Zoning By-Law No. 569-2013

25 Ontario St & 280 King St E

File # 11 327900 STE 28 0Z



Location of Application

CR Commercial Residential CRE Commercial Residential Employment



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

CR Mixed-Use District
MCR Mixed-Use District
RA Mixed-Use District



Not to Scale
Extracted: 07/25/2017

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	11 327900 STE 28 OZ
Details	Rezoning, Standard	Application Date:	December 19, 2011
Municipal Address:	25 ONTARIO ST		
Location Description:	PLAN 136E PT LOTS B TO D TOWN LOT 5 PT TOWN LOTS 3 & 4 S/S ADELAIDE ST PT TOWN LOTS 4 & 5 RP 63R3762 PART 2 **GRID S2808		
Project Description:	Revised rezoning application to permit a 23-storey office building containing 40,890 square metres of office space, 349 square metres of retail space, 197 vehicular parking spaces within a 5-level underground garage, and 173 bicycle parking spaces. The previous proposal was to permit a residential rental building of 27 storeys. The previous proposal consisted of 630 sq.m. of retail at grade, 324 residential rental units, and parking in a 3-level underground garage.		

Applicant:	Agent:	Architect:	Owner:
FIRST GULF CORP.			FIRST GULF

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:
Zoning:	RA	Historical Status:
Height Limit (m):	26	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	2,142	Height:	Storeys:	23
Frontage (m):	44.5		Metres:	105
Depth (m):	45.3			
Total Ground Floor Area (sq. m):	1,054			Total
Total Residential GFA (sq. m):	0	Vehicular Parking Spaces:		197
Total Non-Residential GFA (sq. m):	41,239	Loading Docks		4
Total GFA (sq. m):	41,239	Bike Parking Spaces:		173
Lot Coverage Ratio (%):	49			
Floor Space Index:	19.2			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	349	0
1 Bedroom:	0	Office GFA (sq. m):	40,890	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

CONTACT:	PLANNER NAME:	Henry Tang, Planner
	TELEPHONE:	(416) 392-7572

Attachment 7: Draft Zoning By-law Amendment to By-law 438-86

[To be distributed to the Toronto and East York Community Council Meeting]

Attachment 8: Draft Zoning By-law Amendment to By-law 569-2013

[To be distributed to the Toronto and East York Community Council Meeting]