

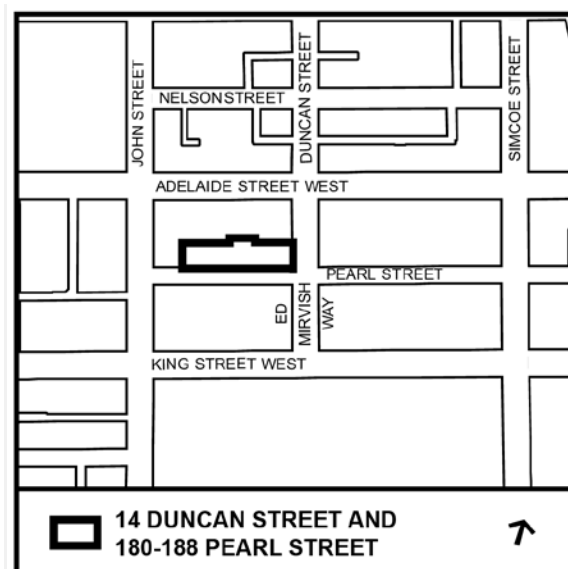
**14 Duncan Street, 180, 184 & 188 Pearl Street – Zoning Amendment Application – Preliminary Report**

<b>Date:</b>	October 26, 2017
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 20 – Trinity-Spadina
<b>Reference Number:</b>	17 159868 STE 20 OZ

**SUMMARY**

This application seeks amendments to the Zoning By-law to permit a 48-storey (156.7 metres, including mechanical elements) mixed use building. The proposal incorporates portions of the existing buildings on the listed heritage property at 14 Duncan Street, 180, 184 and 188 Pearl Street which has also been identified as a contributing property in the King-Spadina Heritage Conservation District Study. The proposed development would include retail at grade, office on the 2nd to 5th floors and residential above. The proposed gross floor area is 33,996 square metres, including 615 square metres of retail, 6,225 square metres of office, and 27,156 square metres of residential including 369 residential units. Four levels of below-grade vehicular parking are proposed including 126 vehicular parking spaces.

This report provides preliminary information on the above-noted application and seeks Community Council's direction on further processing of the application and on the community consultation process. Next steps include the scheduling of a community consultation meeting. A final report is targeted for the second quarter of 2018. The target date of the final report assumes that the applicant will provide all required information in a timely manner and address the issues identified in this report and any additional issues that arise through the review process.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. City Council receive the report from the Acting Director, Community Planning, Toronto and East York District, dated October 26, 2017 for information.

### Financial Impact

The recommendations in this report have no financial impact.

### DECISION HISTORY

At its meeting on November 3 and 4, 2015, City Council adopted a City-initiated Official Plan Amendment (Official Plan Amendment 297) for the lands bounded by John Street, Adelaide Street West, Duncan Street, and Pearl Street, which includes the subject site. This decision was appealed to the Ontario Municipal Board by the owner of 257 Adelaide Street West, however the appeal was dismissed. A link to the City Council decision is below:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE11.2>

At its December 11, 12 and 13, 2016 meeting, Toronto City Council passed By-law 1186-2016 to prohibit the demolition or removal of any buildings or structures on properties that have the potential to contribute to the cultural heritage value of King-Spadina within the study area boundaries for a period of one year. A link to the By-law is below:

<http://www.toronto.ca/legdocs/bylaws/2016/law1186.pdf>

At its meeting of March 9, 2017 City Council adopted the inclusion of the property at 14 Duncan Street on the City's Heritage Register. A link to the City Council decision is below:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE22.16>

### Pre-Application Consultation

A pre-application consultation meeting was held with the applicant in Fall, 2016 to provide preliminary feedback and discuss complete application submission requirements. The drawings presented at the meeting did not comply with OPA 297. Revisions were made to reduce the height and tower floorplate size when the application was submitted.

### ISSUE BACKGROUND

#### Proposal

The applicant proposes the development of a 48 storey mixed use building (156.7 metres, including mechanical penthouse). The proposed development includes retail at grade, office on the 2nd to 5th floors and residential above. The proposed gross floor area is 33,996 square metres, including 27,156 square metres of residential gross floor area and 6,840 square metres of non-residential gross floor area comprised of 615 square metres of retail and 6,225 square metres of office. The proposed floor space index is 17.65 times the area of the lot.

The proposed development incorporates portions of the buildings on the listed heritage property at 14 Duncan Street, 180, 184 and 188 Pearl Street. The retained portion of the existing building at 14 Duncan Street and 180, Pearl Street at the eastern end of the site forms a 3-storey base building, which transitions to a 5-storey base building for the western end of the site. A tower with a floor plate of 675 square metres is proposed to be located atop the base building. The tower is setback a minimum of 5.2 metres from the east property line on Duncan Street, 0.9 metres from the south property line on Pearl Street, 38 metres from the west property line, and 0 metres from the north property line.

The proposed residential component of the building includes 369 residential units. The breakdown of residential units is as follows: 246 1-bedroom units (66.7%), 82 2-bedroom units (22.2%) and 41 3-bedroom units (11.1%).

A total of 1,476 square metres of amenity space is proposed, including 738 square meters of indoor amenity space (2 square metres per unit) and 738 square metres of outdoor amenity space (2 square metres per unit). Indoor amenity space is proposed to be located on the 6th and 7th floors. Outdoor amenity space is proposed to be located on the 6th floor, connected to the indoor amenity space.

The proposed development includes sidewalk zones of approximately 2.4 to 3 metres on Pearl Street and 5.3 metres on Duncan Street. Pedestrian access is proposed to the building from Duncan Street for the residential and retail uses and from Pearl Street for the office use.

The development includes 4 levels of below-grade parking including 126 vehicular parking spaces. The vehicular parking spaces are comprised of 102 resident parking spaces and 24 shared commercial and visitor parking spaces. The proposed development includes 1 Type G loading space and one Type G/B loading space. Access to vehicular parking and loading are proposed from Pearl Street.

A total of 407 bicycle parking spaces are proposed, including 333 residential long term bicycle parking spaces, 37 residential short term spaces, 13 office long term spaces, 16 office short term spaces, 2 retail long term spaces, and 6 retail short term spaces. Bicycle parking is located at-grade and in the first level below grade.

## **Site and Surrounding Area**

The site is a rectangular-shaped parcel of land. The site has a lot frontage of approximately 21 meters on Duncan Street and a frontage of approximately 91 metres on Pearl Street. The overall lot area is 1,926 square metres.

The site currently contains a 3 to 4-storey commercial building which is listed on the City's Heritage Register and identified as a contributing property in the King-Spadina Heritage Conservation District Study. The building currently contains 5,260 square metres of office space. Properties included on the City's Heritage Register and identified as contributing properties in the King-Spadina Heritage Conservation District study include 257 and 263 Adelaide Street West, 11, 15 and 20 Duncan Street and 276 and 284 King Street West. Development in the vicinity of the subject site is as follows:

North: North of the subject site is a 5-storey mixed use heritage building, the Purman Building, at 263 Adelaide Street West. The site is subject to a Zoning By-law Amendment application (12 152660 STE 20 OZ) that has recently been approved by the Ontario Municipal Board for a 47-storey residential building with retail at-grade. Also north of the subject site is a 6-storey mixed use building at 257 Adelaide Street West and a 3-storey commercial heritage building at 18-20 Duncan Street which formerly contained boarding houses for Upper Canada College. Further north is a 4-storey commercial building containing a Toronto Fire Station on the north side of Adelaide Street West.

East: East of the subject site, on the east side of Duncan Street is 15 Duncan Street, a 3 1/2-storey commercial heritage building which is subject to a Zoning By-law Amendment application (16 269407 STE 20 OZ) for a 59-storey mixed use building. Northeast of the subject site is a 5 1/2-storey commercial heritage building which is subject to a Zoning By-law Amendment application (15 164825 ST 20 OZ) for a 59-storey mixed use building which has recently been approved by the Ontario Municipal Board.

West: West of the subject site is a lot under development at 283 Adelaide Street West. A Zoning By-law Amendment application (12 107447 STE 20 OZ) was approved by the Ontario Municipal Board for a 48-storey tower including a 5-storey podium (Pinnacle Phase 2). Further west, on the southwest corner of Adelaide Street and John Street, is a 43-storey mixed-use building (Pinnacle Phase 1).

South: Immediately south of the subject site is a mixture of 4-5 storey mixed use buildings. A 91-storey tower has been approved by the Ontario Municipal Board for the southwest corner of Pearl and Duncan Streets, and an 82-storey tower has been approved for the southeast corner of Pearl and Duncan Streets as part of the same Zoning By-law Amendment application for 266-270 King Street West (12 276890 STE 20 OZ).

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

Section 2 of the Planning Act sets out matters of provincial interest that City Council shall have regard to in making any decision under the Planning Act. Relevant matters of provincial interest include amongst other matters: Section 2(d) the conservation of features of significant architectural, cultural or historical interest; and Section 2(r) the promotion of built form that is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

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 providing an appropriate range of housing types and affordability; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit;
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character; and
- Providing that significant built heritage resources and significant cultural heritage landscapes shall be conserved.

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;
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas; and

- Conserving *heritage resources* in order to foster a sense of place and benefit communities, particularly in *strategic growth* 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 Official Plan locates the subject site within the *Downtown*. Chapter Two – Shaping the City identifies that the downtown area offers opportunities for substantial employment and residential growth, but that this growth is not anticipated to be uniform. Rather, it is expected that the physical setting of many areas will remain unchanged and that design guidelines specific to districts of historic or distinct character will be implemented to ensure new development fits into the context of existing built form, streets, setbacks, heights and relationship to landmark buildings.

Chapter Three - Building a Successful City identifies that most of the City's future development will be infill and redevelopment and, as such, will need to fit in, respect and improve the character of the surrounding area. Section 3.1.2 - Built Form indicates that development will be located, organized and massed to fit harmoniously with the existing and/or planned context. Development will limit its impacts on neighbouring properties and the public realm by respecting street proportions, creating appropriate transitions in scale, providing for adequate light and privacy, limiting impacts of servicing and vehicular access on the property and neighbouring properties; and limiting shadow and wind impacts.

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

Section 3.1.5 of the City Official Plan provides direction on the conservation of Toronto's significant cultural heritage resources. Key policies include: Policy 3.1.5.4, "Heritage Properties will be conserved, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada"; Policy 3.1.5.6, "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"; and Policy 3.1.4.27, "Where it is supported by the cultural heritage values and attributes the conservation of whole or substantial portions of buildings, is desirable and encouraged. The retention of facades alone is discouraged."

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

The site is also subject to the King-Spadina Secondary Plan found in Chapter 6.16 of the Official Plan.

### **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;
- 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.

### **Official Plan Amendment 297**

City Council recently adopted a City-initiated Official Plan Amendment (Official Plan Amendment 297) for the lands bounded by John Street, Adelaide Street West, Duncan Street, and Pearl Street, which includes the subject site. This decision had been appealed to the Ontario Municipal Board, however the appeal was dismissed and the Official Plan Amendment is in force and effect. Official Plan Amendment 297 permits a maximum of three tall buildings for the block bounded by John Street, Adelaide Street West, Duncan Street and Pearl Street and provides the location for these tall buildings, one of which is the location of the proposed development. A maximum height of 157 metres, including all mechanical elements is permitted. The Official Plan also requires a separation distance of 20 metres or greater between towers and a maximum floor plate of 700 square metres. The Official Plan Amendment also indicates that "development should respect and reinforce the heritage character of the block and contribute to public realm improvements on the block". The applicant for 14 Duncan Street, 180, 184 and 188 Pearl Street appeared in support of OPA 297 at the Ontario Municipal Board hearing.

### **Official Plan Amendment 231**

Official Plan Amendment No. 231 (OPA 231), adopted by City Council December 18, 2013, received approval by the Minister of Municipal Affairs and Housing on July 9, 2014 and is in large part under appeal before the Ontario Municipal Board. As an outcome of the Official Plan and Municipal Comprehensive Reviews, OPA 231 contains new economic policies and designations to stimulate office growth in the Downtown, Central Waterfront and Centres, and all other Mixed Use Areas, Regeneration Areas and Employment Areas and also contains new policies with respect to office replacement in transit-rich areas. In particular, Policy 3.5.1(2a), currently in force and effect, requires:

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



Additionally Policy 3.5.1(6) requires that new office development will be promoted in Mixed Use Areas and Regeneration Areas in the Downtown, Central Waterfront and Centres, and all other Mixed Use Areas, Regeneration Areas and Employment Areas within 500 metres of an existing or approved and funded subway, light rapid transit or GO station. Policy 3.5.1 (9) requires the provision of office space on any site containing 1,000 square metres or more of office space, where residential development is proposed. Policy 3.5.1(6) and (9) are both currently under appeal. The property at 14 Duncan Street, 180, 184 and 188 Pearl Street is located in the Downtown and contains 5,260 square metres of existing office uses.

## **Official Plan Amendment 352**

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area. The implementing By-law (no. 1105-2016) was enacted on November 9, 2016. The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of a tall building in the Downtown which would be implemented through an area specific Zoning By-law. The intent is that these policies would ensure that future growth positively contributes to the liveability, sustainability and health of Toronto's Downtown. More specifically, policies establish the reasoning for tower setbacks and recognize that not all sites can accommodate tall buildings and address base building heights. OPA 352 is currently the subject of appeals and is not in force.

As the site is also subject to OPA 297, the proposed development will be expected to meet at 20 metre tower separation distance rather than the 12.5 metre tower setback from the property line as required in OPA 352.

## **TOcore**

TOcore: Planning Downtown is an inter-divisional study, led by City Planning, which is updating the planning framework for Downtown and developing a series of infrastructure strategies to support implementation. TOcore is a response to the rapid intensification of Downtown that is placing pressure on physical and social infrastructure assets and occurring in a pattern and at an intensity that threatens to jeopardize the quality of life in the city centre and the economic role that the Downtown plays for the entire city. 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 study area is bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north, and the Don River the east.

Building on Downtown's existing planning framework and drawing on best practices within City Planning Division, the Downtown Plan is being developed to serve as a blueprint for future growth and infrastructure in the heart of Toronto over the next 25 years. It will provide detailed direction on the appropriate scale and location of future growth. It will also link this growth with infrastructure provision to ensure the creation of 'Complete Communities', addressing the requirements under the Provincial Policy Statement (2014) and the Growth Plan for the Greater Golden Horseshoe (2017). 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.

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 metres in height.

At its meeting on October 2-4, 2017, City Council considered the Proposed Downtown Plan and directed Staff to undertake stakeholder and public consultation on that document and its proposed policies, leading to a recommendations report and an amendment to Toronto's Official Plan in the second quarter of 2018. Additionally, Council directed Staff to consider the policies contained within the Proposed Downtown Plan in the review of all development applications within the Downtown going forward:

6. City Council request City Planning staff to consider the Proposed Downtown Plan policies, in Attachment 1 to the report (August 18, 2017) from the Chief Planner and Executive Director, City Planning, during the evaluation of current and future development applications in the Downtown Plan area and continue to refine the policies in consultation with stakeholders and the community.

More information on Council direction pertaining to TOcore can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG22.1>.

Further background information can be found at [www.toronto.ca/tocore](http://www.toronto.ca/tocore).

### **King-Spadina Heritage Conservation District Study**

At its meeting on August 16, 2013 Toronto City Council directed Heritage Preservation Services staff to undertake Heritage Conservation District (HCD) studies in five priority areas. One of these areas is King-Spadina. A team led by Taylor-Hazell Architects developed the study, and was subsequently retained to prepare the Plan.

The first phase of the study involved the identification of the area's cultural heritage value, and the determination of potential HCD boundaries. In May 2014, the Toronto Preservation Board endorsed the HCD Study for King-Spadina, along with City staff recommendations to proceed with two HCD plans for King-Spadina, divided along Peter Street. Through the development of policies for the two HCDs and the community consultation process, the project team and City Staff determined that a single HCD for the entire district would be more appropriate. The HCD boundary roughly aligns to that of the King-Spadina Secondary Plan, between Simcoe and Bathurst Streets, and Richmond and Front/Wellington/King Street West.

The final version of the HCD Plan was released for public comment in June 2017. The Plan was endorsed by the Toronto Preservation Board on June 22, 2017, and was adopted by City Council at its October 2, 3, and 4, 2017 meeting.

The existing listed heritage property at 14 Duncan Street with its addition at 180 Pearl Street, is also identified as a contributing property in the HCD Plan.

The City Council decision, including the link to the final HCD Plan, can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

## **King-Spadina Secondary Plan Update**

King Spadina is one of the highest growth areas in the downtown and it has a strongly influential heritage character. An estimated 50,000 people will live in King Spadina and the area will accommodate space for an estimated 50,000 jobs. The King-Spadina Secondary Plan is under review, recognizing that the Secondary Plan area has evolved from an area of employment (non-residential uses) into an area with a range of uses including residential. It is expected that 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, community infrastructure and parks and more carefully responds to the strong heritage and character of the area.

At its meetings on August 25, 2014 and July 7, 2015 City Council endorsed a number of directions for the King-Spadina East Precinct to be used in reviewing current and future development applications including a downward gradation of tower heights from east to west from University Avenue towards Spadina Avenue, employing the city-wide Tall Buildings Guidelines to evaluate towers, particularly with regard to tower spacing and tower floor plates and 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. At its meeting on July 7, 2015, City Council also expanded the boundary of the King-Spadina East Precinct Built Form Study to include the Spadina Precinct. At its meeting of September 6, 2017, Toronto and East York District further expanded the boundary to include the West Precinct. The study was also revised from the "King-Spadina East Precinct Built Form Study" to the "King-Spadina Secondary Plan Update" to better reflect that the direction that Staff have received from Council to review matters beyond built form.

The Secondary Plan is currently under review and draft Official Plan policies on the whole Secondary Plan area were presented at a Community Consultation meeting on October 11, 2017.

## **Zoning**

The site is subject to former City of Toronto Zoning By-law 438-86. The site is also included in the new City-wide Zoning By-law 569-2013, as enacted by City Council on May 9, 2013. This By-law is subject to appeals at the OMB and therefore is not in-force.

Under By-law 438-86, the site is zoned Reinvestment Area (RA). The By-law permits a maximum height of 30 metres to the top of the roof. The By-law also contains a number of requirements related to building setbacks from the side and rear lot lines. The RA zone permits a variety of residential and non-residential uses.

The subject site is zoned CRE(x74) under By-law 569-2013 with a maximum height limit of 30 metres to the top of the roof. The CRE(x74) zone has similar setback requirements and also permits a variety of residential and non-residential uses.

### **Site Plan Control**

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

### **City-Wide Tall Building Design Guidelines**

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The city-wide Guidelines are available at: <http://www.toronto.ca/planning/tallbuildingdesign.htm>

As the site is subject to Official Plan 297, the development would be expected to meet a minimum tower separation distance of 20 metres, rather than the 25 metres outlined in the Tall Building Design Guidelines. The subject site is also required to have a floorplate of less than 700 square metres, and Staff will not support a floorplate of 750 square metres as outlined in the Tall Building Design Guidelines.

### **Reasons for the Application**

The application has been submitted as the applicant requires amendments to the former City of Toronto Zoning By-law 438-86 and the new City-wide Zoning By-law 569-2013. Both Zoning By-laws 438-86 and 569-2013 permit a maximum height of 30 metres to the top of the roof and an additional 5 metres for a mechanical penthouse. The proposed development has a height of 156.7 metres to the top of the mechanical penthouse.

In addition, the proposed development does not comply with other Zoning By-law standards in effect on the lands including the proposed quantity of vehicular parking and loading spaces.

### **Community Consolation**

A community consultation meeting was held on October 24, 2017 and was attended by approximately 20 members of the public. Some comments made included concerns regarding the number of tall building proposals in the immediate area and the need to maintain a 25 metre separation distance between towers as well as a suggestion to require post-development wind studies. There was also concern over the proposed use of car elevators as these break down and it was suggested that the number of parking spaces proposed be reduced or that the development, if approved, not require any parking spaces.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Noise and Vibration Feasibility Study
- Arborist Report
- Tree Protection Plan
- Architectural Plans
- Civil and Utilities Plans
- Community Services and Facilities Review
- Draft Zoning By-law Amendments
- Preliminary Geotechnical Investigation
- Heritage Impact Assessment
- Landscape Plan
- Preliminary Pedestrian Level Wind Study
- Planning Rationale Report
- Functional Servicing Report
- Shadow Study
- Survey
- Toronto Green Standards Checklist
- Transportation Impact Study

A Notification of Incomplete Application was issued on June 13, 2017 which identified the outstanding material required for a complete application submission as follows:

- Energy Strategy
- Public Consultation Plan

This information was recently submitted by the applicant and is being reviewed for completeness.

### **Issues to be Resolved**

Several issues, identified through the initial review of this application, are identified below and are among the issues that will be considered through the review of this application:

- Whether the proposed development has regard for matters of provincial interest as identified in the Planning Act.
- Consistency with the Provincial Policy Statement and conformity to the Growth Plan for the Greater Golden Horseshoe.

- Consistency with Official Plan policies, including emerging policies from the TOcore initiative and the King-Spadina Secondary Plan Review.
- Consistency with Official Plan Amendment 297, including the requirement that development should respect and reinforce the heritage character of the block and contribute to public realm improvements on the block.
- Whether the proposed density and massing are suitable for the subject site.
- Compliance with the City-wide Tall Buildings Guidelines and OPA 297 tower separation requirements.
- Whether the proposed tower setbacks are sufficient.
- Adequacy of community services and facilities and parks to serve the proposed development.
- Whether the proposal conserves the cultural heritage value and attributes of the on-site and adjacent heritage properties.
- Compliance with Official Plan Amendment 231 with respect to office replacement.
- Shadow impacts created by the proposal on the surrounding area.
- Wind conditions and proposed wind mitigation measures.
- Suitability of the proposed public realm, including the proposed vehicular access.
- Adequacy of proposed loading spaces to service the proposed development and whether the access to these spaces is appropriate.
- Appropriateness of proposed vehicular parking supply.
- Capacity of existing servicing to accommodate the proposed development.
- Compliance with the Toronto Green Standards Tier 1 performance measures.
- Identification and securing of public benefits pursuant of Section 37 of the *Planning Act* should the proposal be recommended for approval.

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

## **CONTACT**

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## **SIGNATURE**

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Lynda H. Macdonald  
Acting Director, Community Planning  
Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: North Elevation

Attachment 3: West Elevation

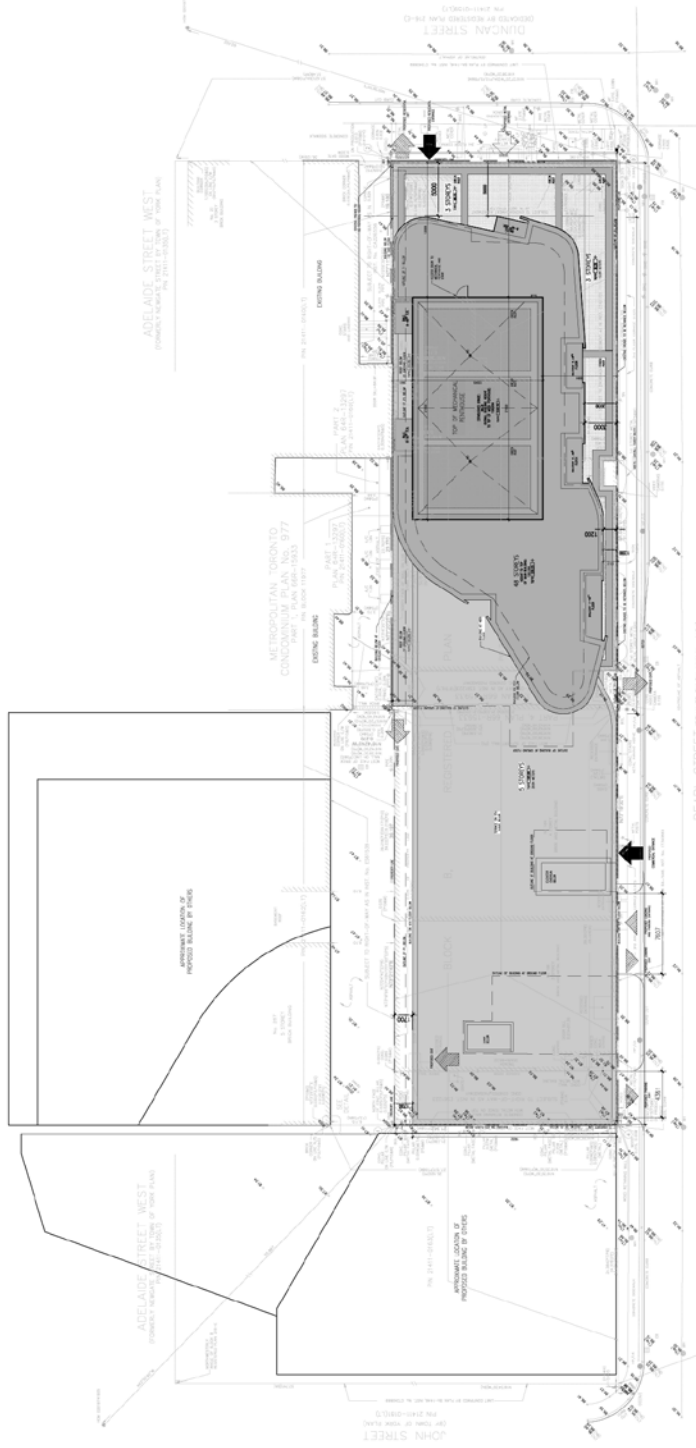
Attachment 4: South Elevation

Attachment 5: East Elevation

Attachment 6: Zoning

Attachment 7: Application Data Sheet

**Attachment 1: Site Plan**



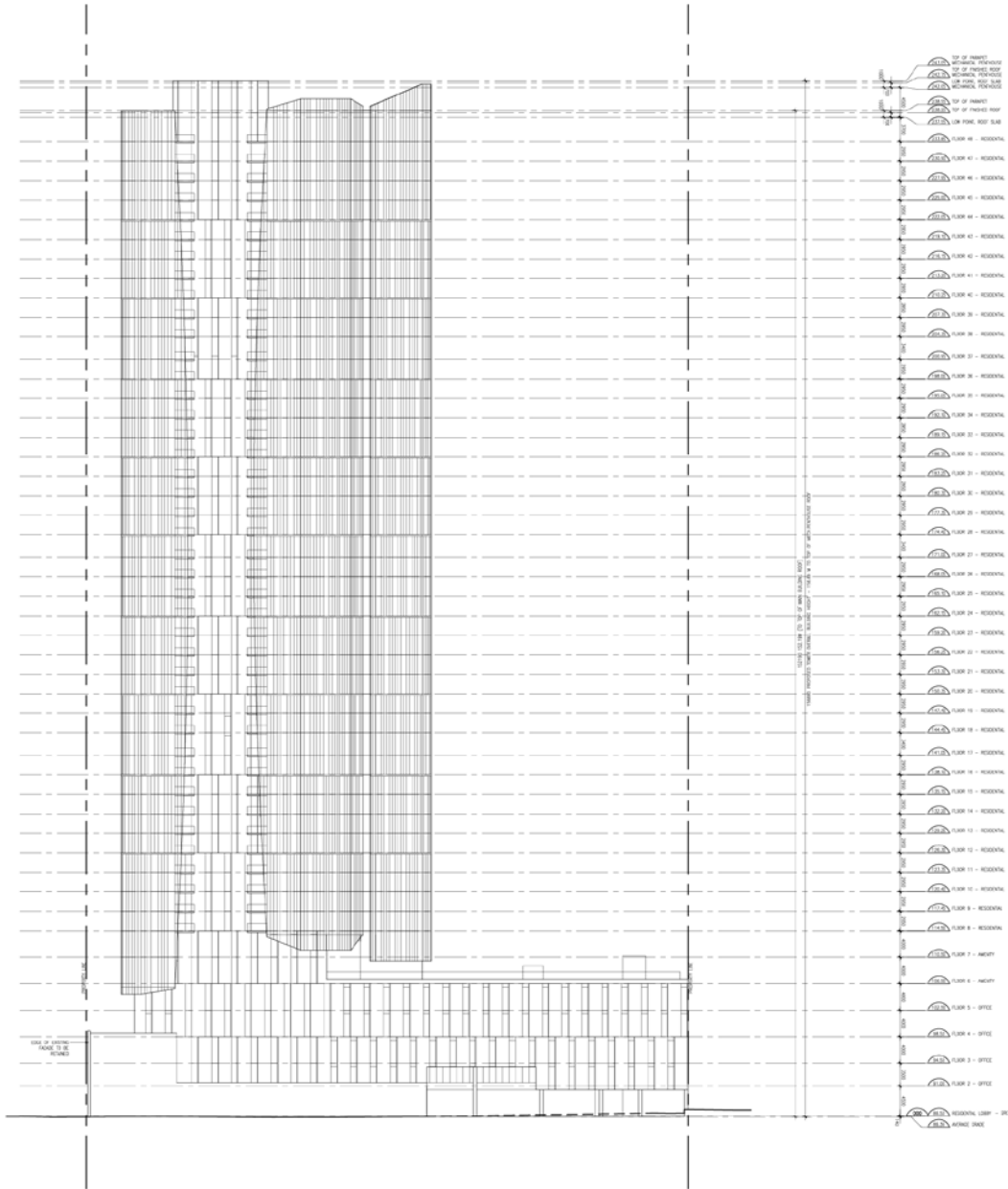
**14 Duncan Street and 180-188 Pearl Street**

**Site Plan**  
 Applicant's Submitted Drawing  
 Not to Scale  
 09/29/2017

File # 17 159868 STE 20 0Z



# Attachment 2: North Elevation



## North Elevation

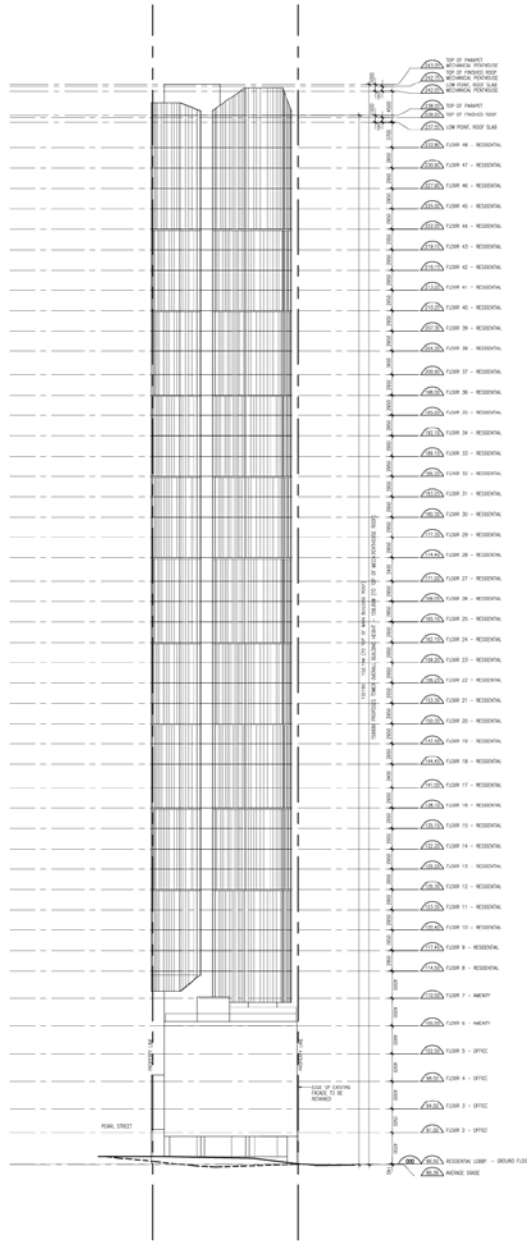
## 14 Duncan Street and 180-188 Pearl Street

Applicant's Submitted Drawing

Not to Scale  
09/29/2017

File # 17 159868 STE 20 OZ

### Attachment 3: West Elevation



## West Elevation

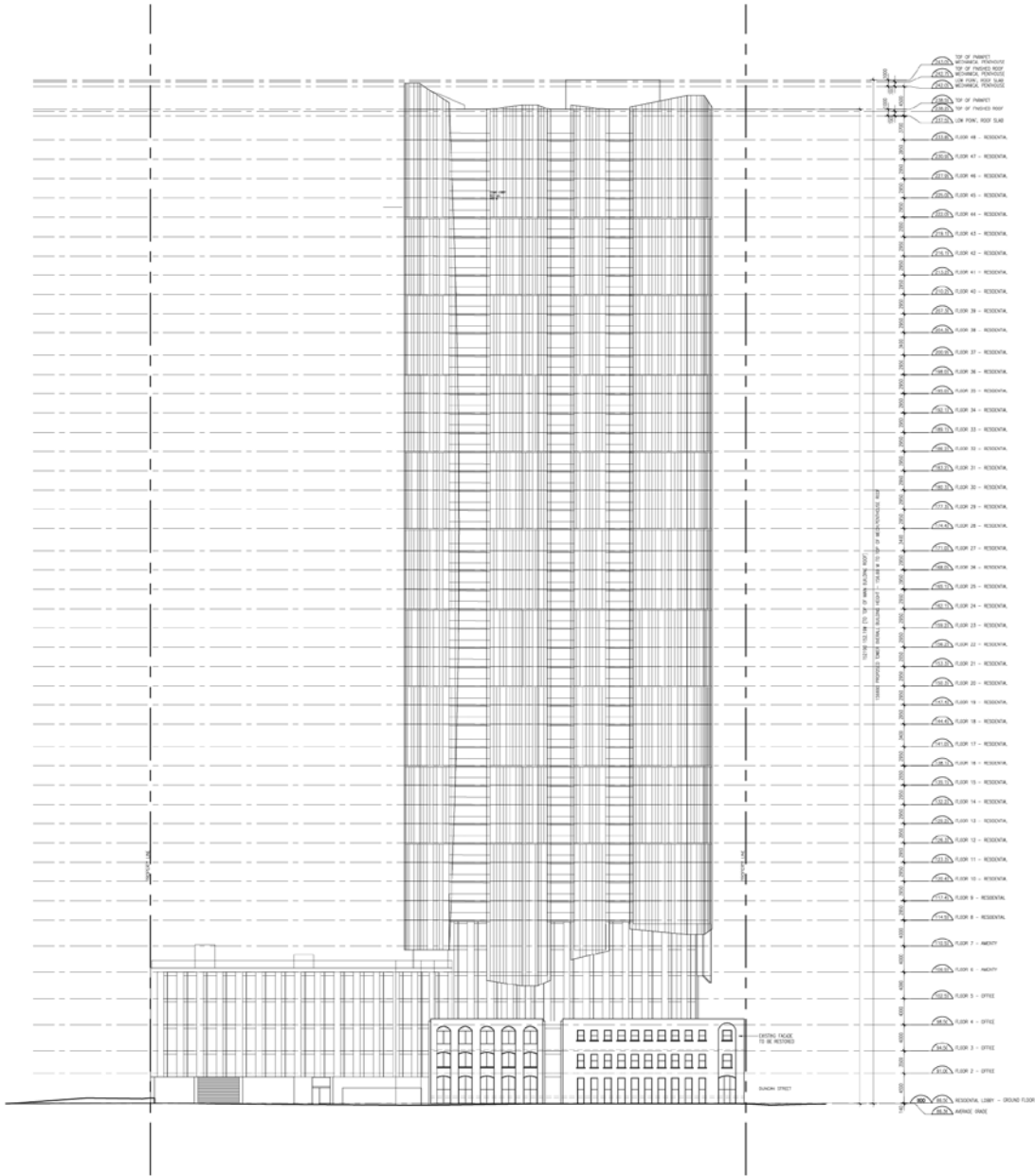
## 14 Duncan Street and 180-188 Pearl Street

Applicant's Submitted Drawing

Not to Scale  
09/29/2017

File # 17 159868 STE 20 OZ

# Attachment 4: South Elevation



South Elevation

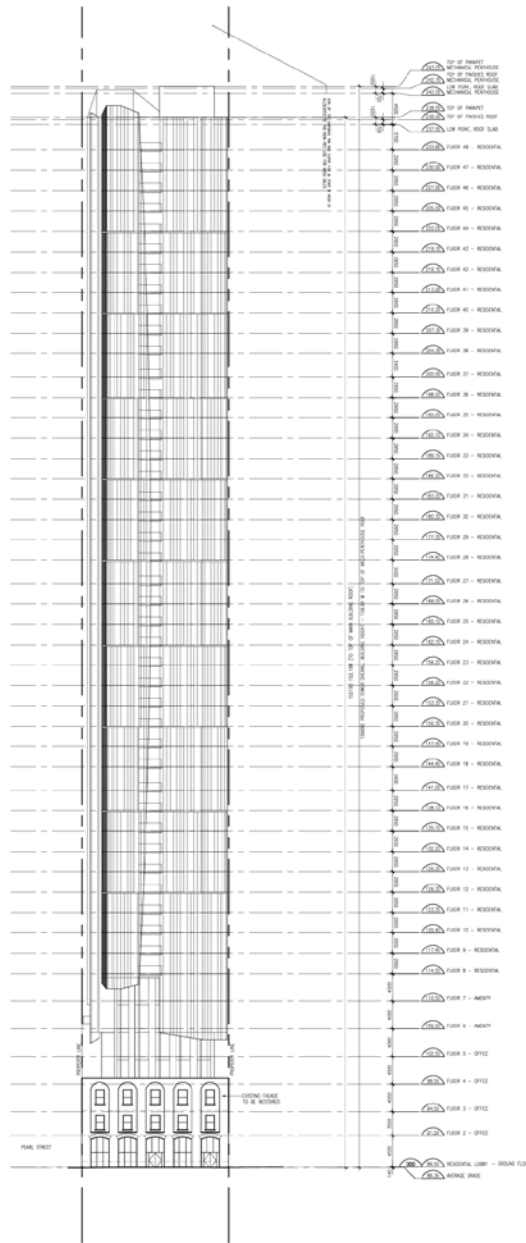
14 Duncan Street and 180-188 Pearl Street

Applicant's Submitted Drawing

Not to Scale  
09/29/2017

File # 17 159868 STE 20 0Z

# Attachment 5: East Elevation



## East Elevation

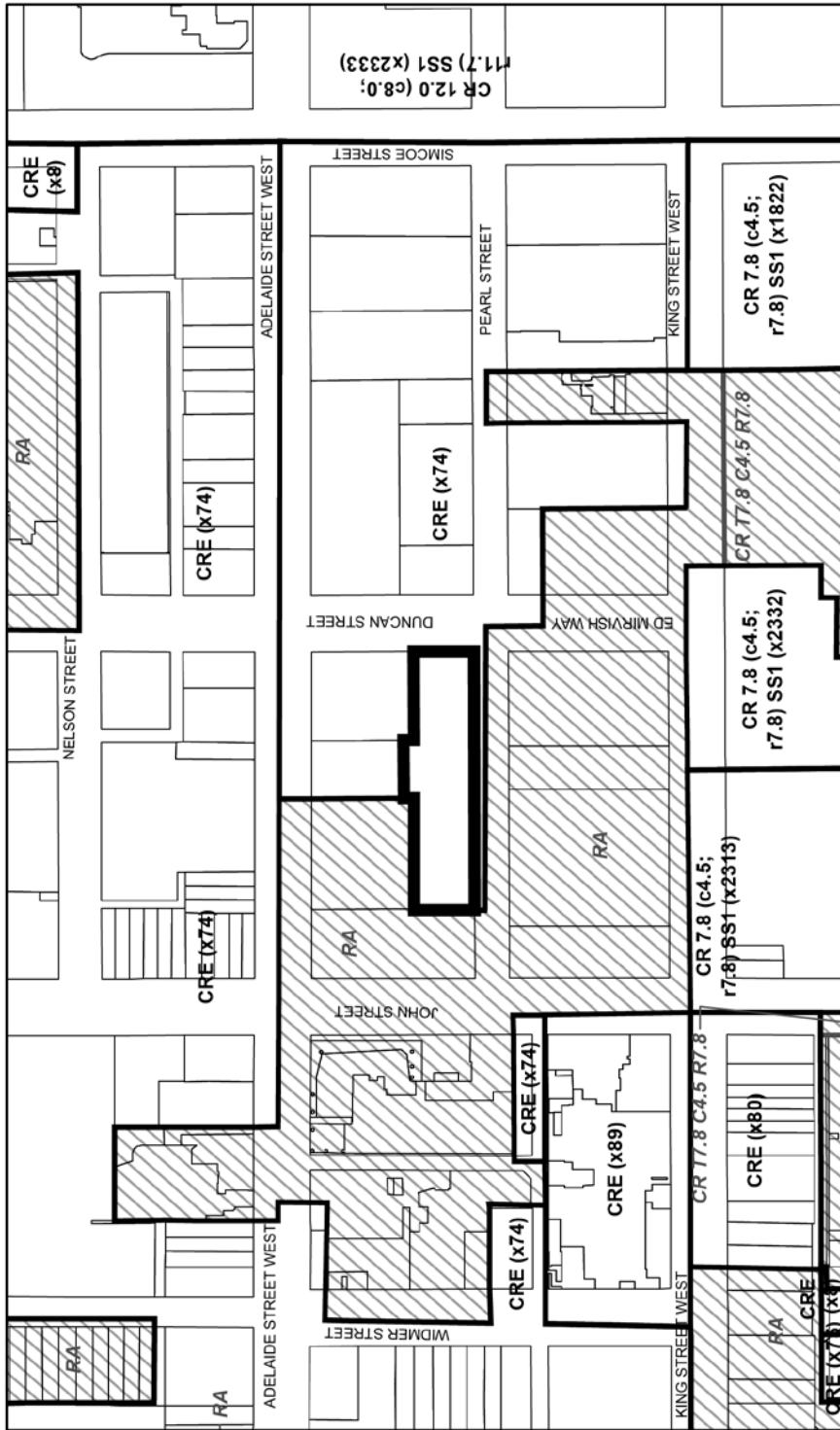
## 14 Duncan Street and 180-188 Pearl Street

Applicant's Submitted Drawing

Not to Scale  
09/29/2017

File # 17 159868 STE 20 OZ

# Attachment 6: Zoning



**Toronto**  
 Zoning By-Law No. 569-2013  
 14 Duncan Street and 180-188 Pearl Street  
 File # 17 159868 STE 20 OZ

- Location of Application
- See Former City of Toronto By-Law No. 436-86
- CR Commercial Residential
- CRE Commercial Residential Employment
- RA Mixed-Use District
- RA Mixed-Use District

↑  
 Not to Scale  
 Extracted: 09/29/2017

## Attachment 7: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	17 159868 STE 20 OZ
Details	Rezoning, Standard	Application Date:	May 15, 2017
Municipal Address:	14 DUNCAN STREET, 180, 184 & 188 PEARL STREET		
Location Description:	PLAN 216E PT BLK B WITH & SUBJ TO ROW **GRID S2015		
Project Description:	Zoning By-law Amendment to permit a 48-storey mixed use building containing a 5-storey podium, and 4 levels of underground parking		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
JOHNSTON LITAVSKI LIMITED		QUADRANGLE	ARTHUR CAPLAN

#### PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	
Zoning:	RA	Historical Status:	Y
Height Limit (m):	30	Site Plan Control Area:	

#### PROJECT INFORMATION

Site Area (sq. m):	1926.4	Height:	Storeys:	48
Frontage (m):	21.29		Metres:	156
Depth (m):	91.04			
Total Ground Floor Area (sq. m):	1230			<b>Total</b>
Total Residential GFA (sq. m):	27156		Parking Spaces:	126
Total Non-Residential GFA (sq. m):	6840		Loading Docks	2
Total GFA (sq. m):	33996			
Lot Coverage Ratio (%):	68.8			
Floor Space Index:	17.65			

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m):	27156
Bachelor:	0	Retail GFA (sq. m):	615
1 Bedroom:	246	Office GFA (sq. m):	6225
2 Bedroom:	82	Industrial GFA (sq. m):	0
3 + Bedroom:	41	Institutional/Other GFA (sq. m):	0
Total Units:	369		

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Joanna Kimont, Planner</b>
	<b>TELEPHONE:</b>	<b>416-392-7216</b>