

# TORONTO STAFF REPORT

September 30, 2005

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Subject: Preliminary Report  
OPA & Rezoning Application 05 175877 STE 28 OZ  
Applicant: Mark Noskiewicz, Goodmans LLP  
Architect: Carl Blanchaer, WZMH Architects  
40 Adelaide St W  
Toronto Centre-Rosedale, Ward 28

Purpose:

To provide preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process.

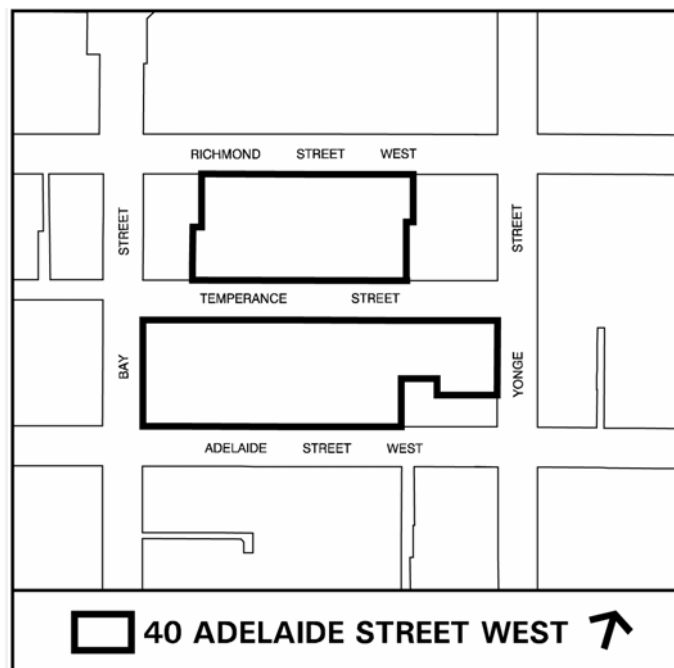
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor.
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.



Background:

In 1988, City Council enacted a Part II Plan for the Yonge, Queen, Bay and Adelaide Lands and site specific Zoning By-law amendment 998-88 in order to permit the Bay-Adelaide project. At the time, the site consisted of the lands bounded to the north by Queen Street West, to the west by Bay Street, to the south by Adelaide Street West and to the east by Yonge Street.

The proposal for the Bay-Adelaide project consisted of the following:

- the retention and restoration of the historic Simpson's store on the north block between Queen Street West and Richmond Street West;
- the creation of a public park and the construction of a 12-storey office building on the centre block between Richmond Street and Temperance Street; and
- the construction of a 57-storey office tower, and the preservation and relocation of the historic Aikenheads building as part of a new office building on the south block between Temperance Street and Adelaide Street West.

Following approval of the Part II Plan and Zoning By-law amendment, the following components of the project were constructed:

- the historic Simpson's building was retained and restored;
- the Cloud Gardens public park between Richmond Street West and Temperance Street;
- the façade of the historic Aikenheads building was incorporated into a new office building located on the south side of Temperance Street and is currently occupied by the Hong Kong Trade Development Council;
- the concourse of the project completed in shell form; and
- three levels of below grade parking and a loading dock area to serve The Bay department store and the new buildings anticipated on the Bay-Adelaide lands.

Construction of the 57-storey office tower on the south block commenced, but was never completed due to the downturn in the Toronto office market. The uncompleted six-storey tower core currently occupies the south block.

In 1999, a revised site plan for a 47-storey tower was approved; however the owners were unsuccessful in securing sufficient tenant interest to proceed with the tower.

In 2001, the present owners purchased two additional Bay Street parcels (335 and 347 Bay Street) adding to the overall portfolio of lands for the Bay-Adelaide site and providing the owners the opportunity to prepare an updated Master Plan Concept for the Bay-Adelaide Centre.

Comments:

Proposal

The applicant has submitted an application to amend the Official Plan for the former City of Toronto and Zoning By-law to permit three new buildings: a 62-storey office/residential tower (the “West Tower”, fronting on Bay Street); a 53-storey office/residential tower (the “East Tower”, fronting on Adelaide Street); and a 49-storey hotel/residential tower (the “North Tower”, fronting on Temperance Street). The three new towers will contain a total aggregate density of 230,506 m<sup>2</sup> (2,481,227 ft<sup>2</sup>). The existing Yonge/Temperance and Hong Kong Trade Development Council buildings and below grade retail space have an existing density of 9830 m<sup>2</sup> (105,820 ft<sup>2</sup>).

The proposed West and East Towers are located on a block currently referred to in the existing Part II Plan and Zoning By-law as “Parcel C”, while the proposed North Tower is located on “Parcel B”.

The updated Master Concept Plan for the Bay-Adelaide Centre envisages these three high rise towers over Parcels B and C positioned around a new urban plaza that will extend the full width of the block between Temperance and Adelaide Streets. Unlike the previous proposals for Bay-Adelaide, Temperance Street will be maintained as a vehicular street.

The existing six-storey core of the previously proposed 57-storey tower will be demolished to allow for the new urban plaza. The building at the corner of Bay and Adelaide Streets (335 Bay Street) will also be demolished.

The facades of the historically listed building at the corner of Bay and Temperance Streets (347 Bay Street) will be incorporated into the West Tower building through a combination of retention and reconstruction. The applicant has retained a heritage architect to ensure these historic facades are appropriately integrated with the design of the new building.

Retail uses on the concourse level will connect The Bay store to the north with Scotia Plaza to the south, through a new tunnel connection, completing a missing piece of the PATH system between Union Station and the Eaton Centre.

The existing below-grade parking garage will be expanded into the area of the Bay Street parcels providing a total of 1040 spaces.

It should be noted that the first phase of construction will consist of the 62-storey office/residential West Tower, the urban plaza, the tunnel to Scotia Plaza and the addition of new retail and service space at the concourse level.

## Site Description

This 1.4 hectare (3.5 acre) site is located in the City's Financial District and is bounded on the north by Richmond Street West, to the west by Bay Street, to the south by Adelaide Street and to the east by Yonge Street.

The site is currently occupied by an urban park, the Hong Kong Trade Development Council, the Yonge/Temperance Building, the entrance to the existing underground parking structure and the unfinished six-storey core of the previously proposed 57-storey office tower.

North of the site is the historic Bay department store and office tower. South of the site is the 68-storey Scotia Plaza building and parking lot, the site of the recently approved 68-storey Trump Tower. East of the site are various commercial and retail uses fronting onto Yonge Street and west of the site are commercial office buildings with grade-related retail uses fronting onto Bay Street.

## Official Plan

The Official Plan for the former City of Toronto designates this site as "Financial District", a mixed commercial-residential area that is predominantly commercial containing the City's major concentration of office employment. Residential uses area also permitted.

The Official Plan permits a maximum total gross floor area (gfa) of 12 times the area of the lot with the non-residential gfa limited at 8 times the lot area.

As previously stated, the Bay-Adelaide site is subject to policies in the "Yonge, Queen, Bay and Adelaide Lands" Part II Plan. This Plan contains site specific policies for the development of the Bay-Adelaide lands with respect to issues such as structure, form and physical amenities; heritage conservation; housing; transportation and circulation; and open space and pedestrian areas.

It should be noted that even though construction of the original proposal for Bay-Adelaide was not completed, some of the policies of the Part II Plan have been realized with the construction that did occur on site, such as the completion of the urban park.

An amendment to this Part II Plan is required mainly to allow the incorporation of the 335 and 347 Bay Street properties as part of Parcel C in the Bay-Adelaide lands, and to allow their mixed use density potential as part of the overall density calculation for the site.

## New Toronto Official Plan

At its meeting of November 26-28, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new Plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board and the hearing is now in progress.

The new Official Plan places the subject site within the Downtown and Central Waterfront urban structure area, and is within the Financial District. The Plan designates the property as “Mixed Use Area” permitting a broad range of commercial, residential and institutional uses, as well as parks and open spaces and utilities.

The Plan contains development criteria that direct the form and quality of development in this area. The criteria direct that comfortable sunlight and wind conditions be achieved through the massing of new buildings, that parking, loading, amenities and other good site planning principles are complied with, and advantage is taken of nearby transit services.

The Plan also states that the highest buildings and greatest intensity occur in the downtown, particularly in the Financial District. As such, the proposal will also be reviewed for conformity with the Tall Buildings policies of the new Plan, which outline built form principles that are applied to the location and design of such buildings.

While the “Yonge, Queen, Bay and Adelaide Lands” Part II Plan has not been carried over in its entirety as a Secondary Plan to the new Official Plan, relevant policies have been incorporated as site and area specific policy 224, “Lands Bounded by Yonge Street, Queen Street West, Bay Street and Adelaide Street West”.

#### Zoning

The site is governed by By-law 998-88 as amended, and is zoned CR “Mixed-Use”. The By-law currently permits an overall total gross floor area maximum density (both residential and non-residential uses) of 224,328 m<sup>2</sup> of which the maximum non-residential density is 180,628 m<sup>2</sup> and maximum residential density is 43,700 m<sup>2</sup> and limits the number of residential units to a total of 437.

The By-law currently permits a total height on Parcel C of 275 metres; Parcel B at 57 metres; and an overall height on 335 and 347 Bay Street of 137 metres.

An amendment to this By-law is required primarily to include 335 and 347 Bay Street in the Bay-Adelaide lot for purposes of allowing their existing density permissions as stated by City of Toronto By-law 438-86. Additional density increases are also being requested, as well as the elimination of the restriction on number of permitted dwelling units. Further, an increase in height is required for Parcel B from 57 metres to 162 metres and for the Bay Street properties from 137 metres to 243 metres

#### Site Plan Control

A site plan application has been submitted for the 62-storey office/residential tower, the “West Tower”, as Phase I of the application.

## Issues to be Resolved

Prior to presenting a Final Report to Toronto and East York Community Council, the following issues, as well as any other issues that may be identified by staff and the public, will need to be addressed by the applicant:

- conformity with the existing and new Official Plan policies;
- conformity with the Yonge, Queen, Bay and Adelaide Lands Part II Plan;
- appropriate design and integration of the public and private realm and extension of PATH connections to Scotia Plaza;
- appropriate height, massing and stepback of the towers and mitigation of physical and visual impact on the surrounding buildings, open space and uses including, but not limited to light, view, privacy, sunlight penetration, shadow, sky view and weather and wind protection;
- appropriate treatment of the historic façade of 347 Bay Street and its integration into the design of the new tower;
- assessment of traffic and transportation impacts;
- commitment to LEED certification and green technology;
- assessment of any outstanding community benefits pursuant to the original Section 36 Agreement for the Bay-Adelaide lands, dated October 1988, as well as the Section 36 Amending Agreement dated July 1999; and
- assessment of bicycle parking and change room and showers for cyclists.

## Conclusions:

An application to amend the Official Plan and Zoning By-law has been submitted to permit a phased mixed use development for the Bay-Adelaide lands. Phase I includes a 62-storey office/residential tower at the northeast corner of Bay and Adelaide Streets, which will also incorporate the historic façade of the building currently located at 347 Bay Street. The project will be the subject of a community consultation meeting for owners and tenants in the neighbourhood.

Contact:

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Gary Wright  
Director, Community Planning, Toronto and East York District

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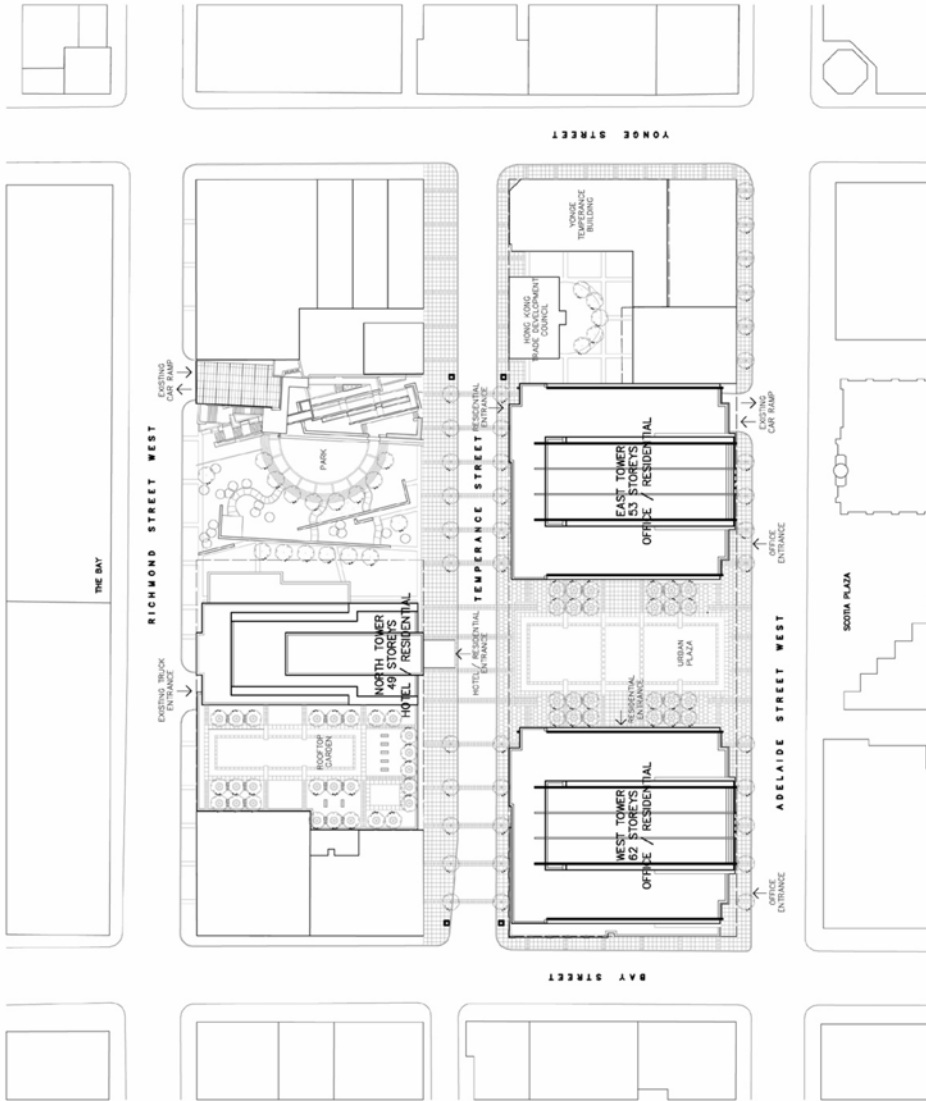
List of Attachments:

Attachment 1: Site Plan  
Attachment 2: East/West Elevation  
Attachment 3: North/South Elevation  
Attachment 4: Zoning  
Attachment 5: Official Plan  
Application 6: Application Data Sheet





### Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

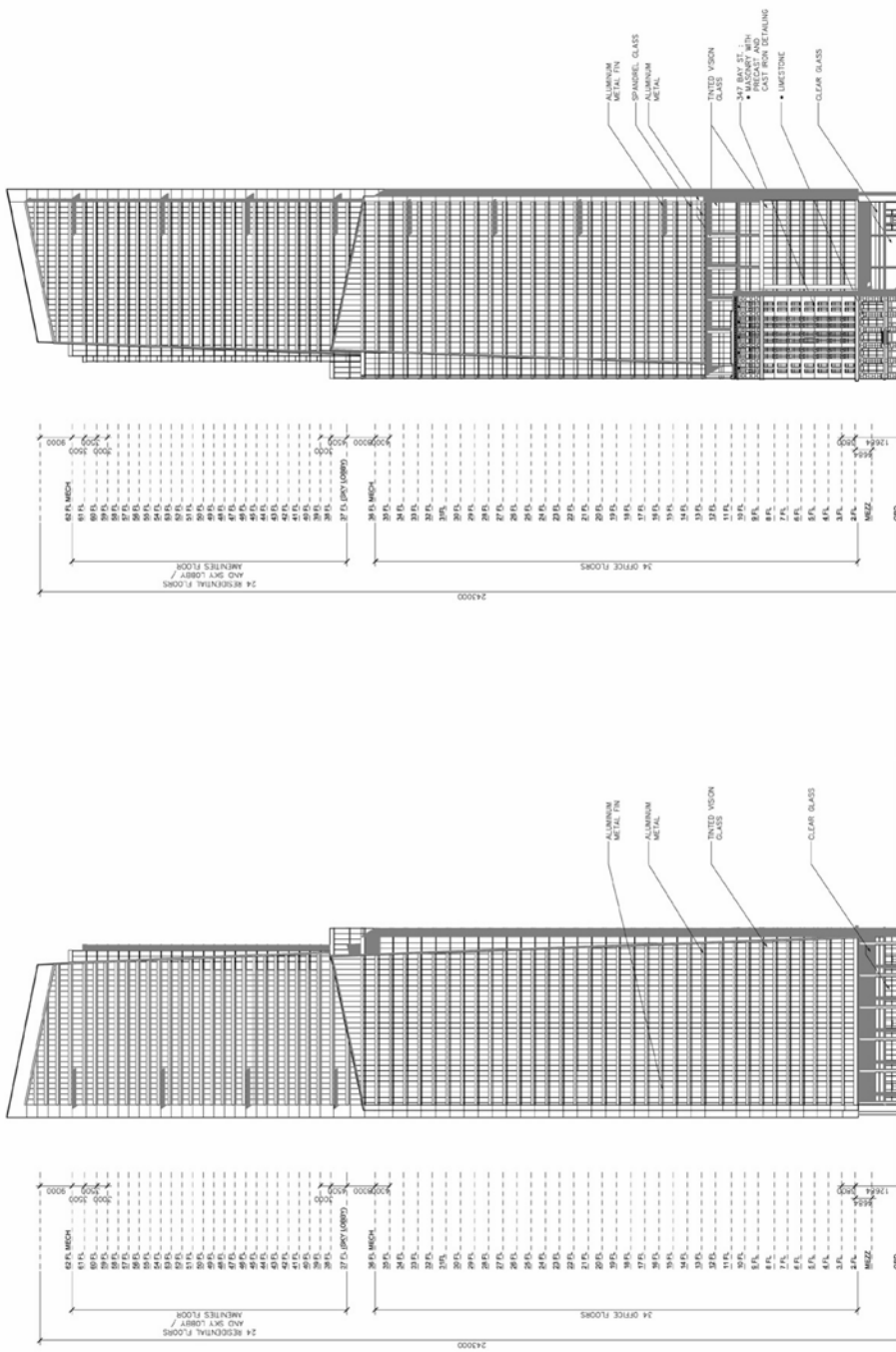
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08/23/05



## 40 Adelaide Street West

File # 05\_175877

### Attachment 2: East/West Elevation



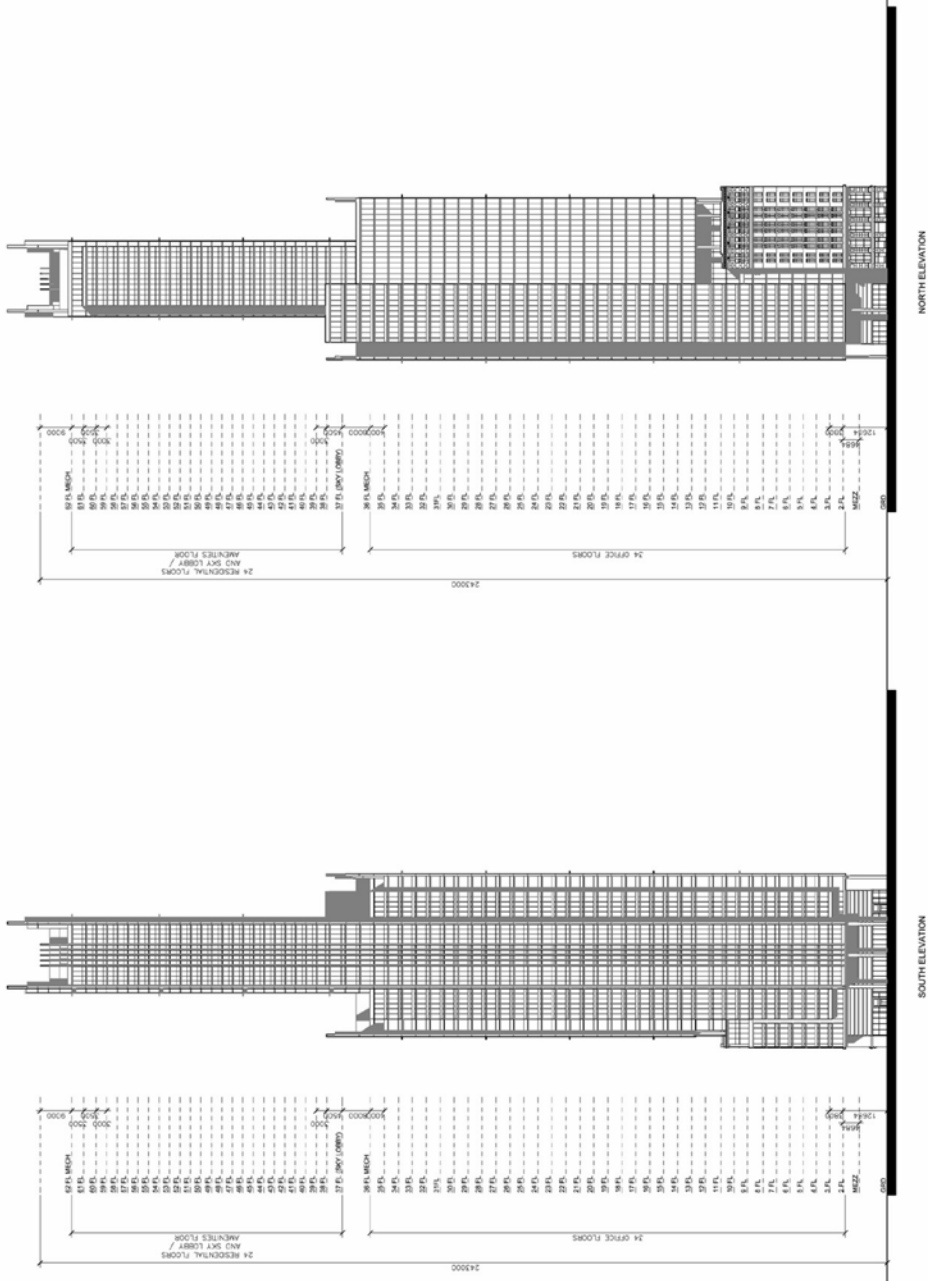
## 40 Adelaide Street West

**Elevations**  
Applicant's Submitted Drawing

Not to Scale  
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File # 05\_175877

### Attachment 3: North /South Elevation

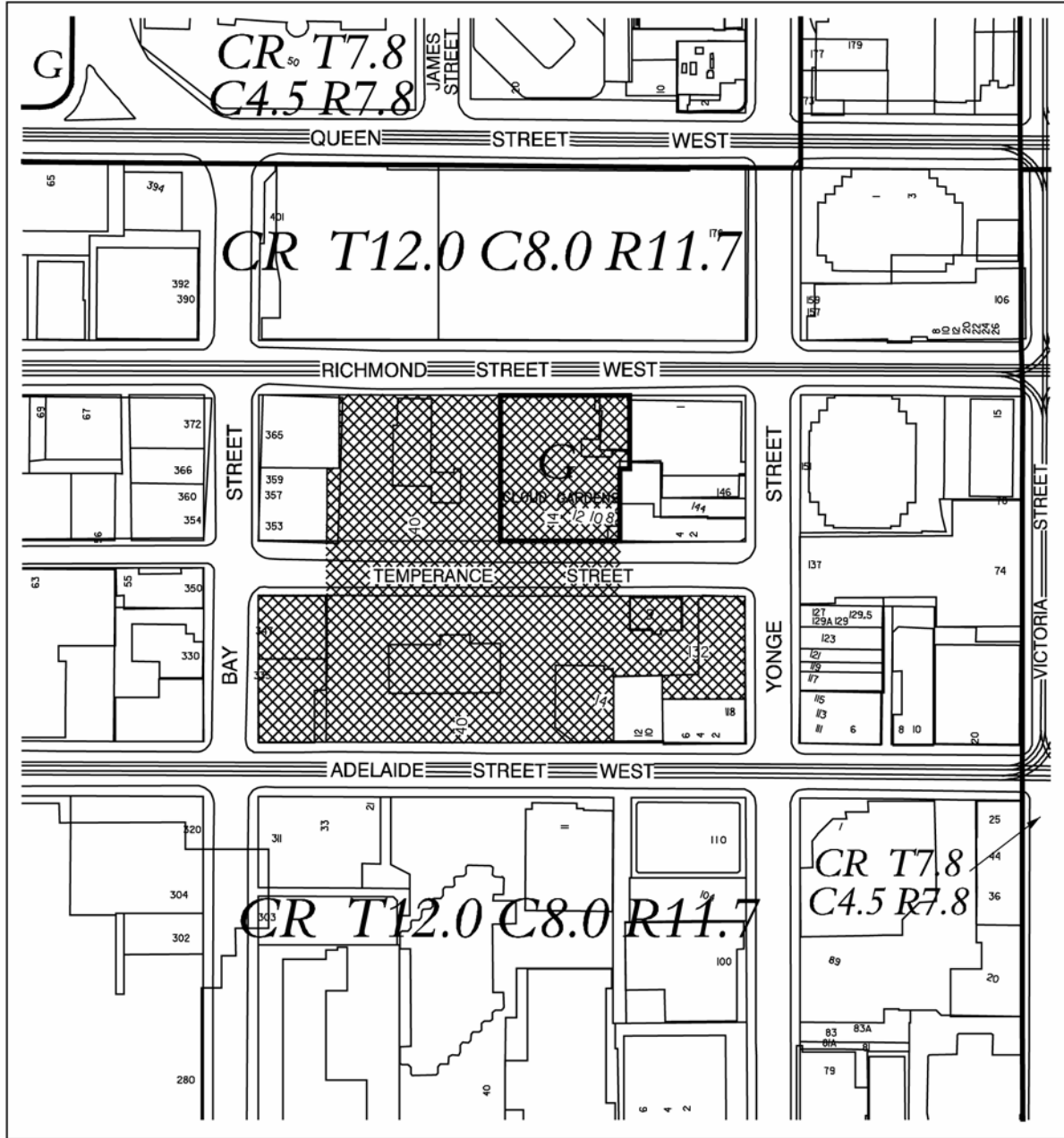


40 Adelaide Street West

**Elevations**  
Applicant's Submitted Drawing  
Not to Scale  
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File # 05\_175877

Attachment 4: Zoning



40 Adelaide Street West

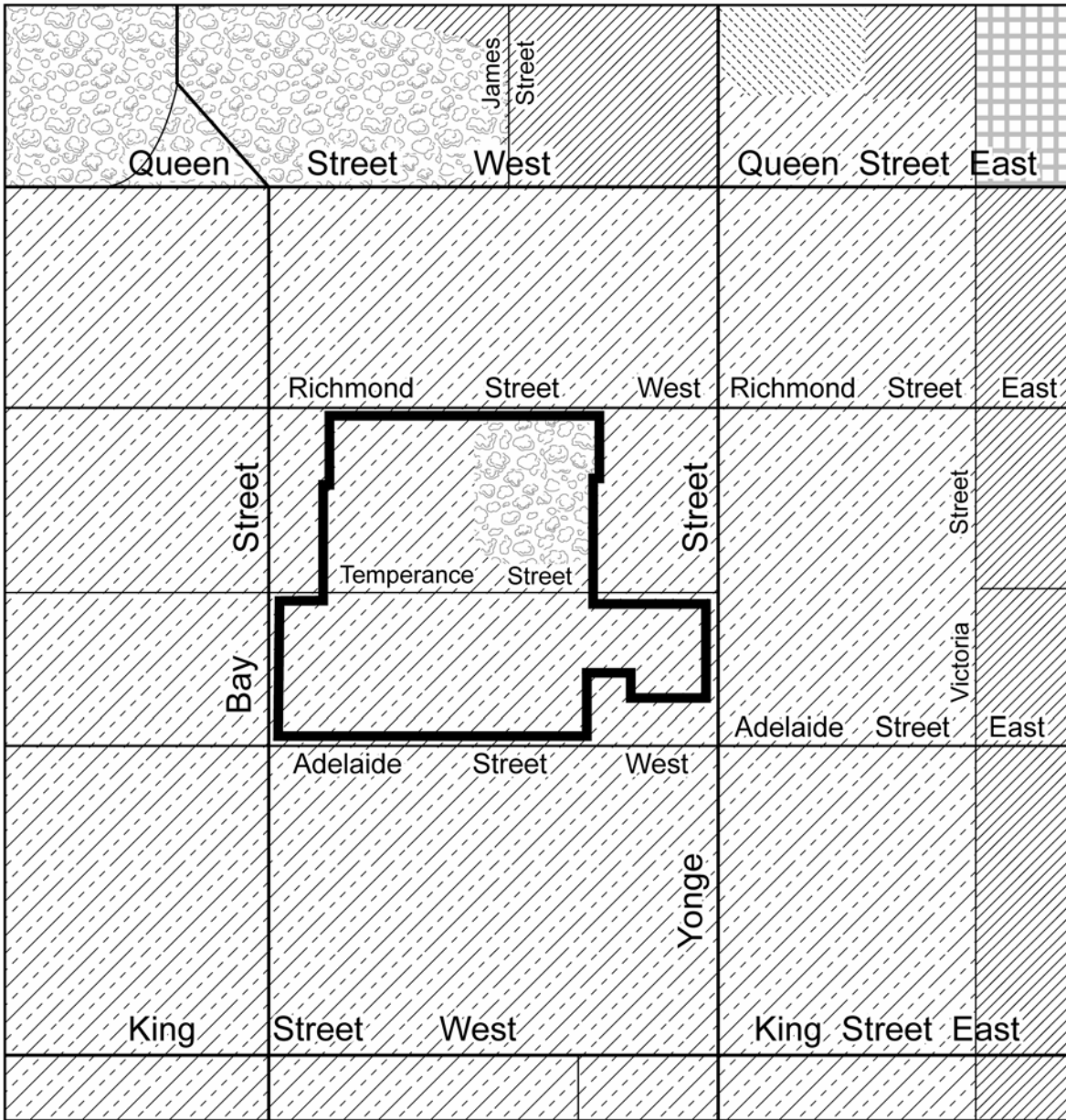
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G Parks District  
CR Mixed-Use District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 09/26/05 - TA

Attachment 5: Official Plan



-  Site
-  High Density Mixed Commercial - Residential Areas 'A'
-  High Density Mixed Commercial - Residential Areas 'B'
-  Hospital Areas
-  Open Space
-  Financial District

**Attachment 6: Application Data Sheet**

Application Type            Official Plan Amendment &            Application Number: 05 175877 STE 28 OZ  
 Rezoning  
 Details                      OPA & Rezoning, Standard            Application Date: August 29, 2005  
 Municipal Address:        40 ADELAIDE ST W, TORONTO ON  
 Location Description:    PT TOWN LTS 2 3 4 NSAS RP 66R15440 PTS 6 7 & 9 TO 15 \*\*GRID S2806  
 Project Description:      Official Plan Amendment & Zoning By-Law Amendment for 40 Adelaide St., 40  
 Temperance St., 335 & 347 Bay St.. Construct 3 new buildings, 62-storey  
 office/residential West Tower (Bay St.), 53-storey office/residential East Tower  
 (Adelaide St.) & 49-storey hotel/residential North tower (Temperance St.)

**Applicant:**                      **Agent:**                              **Architect:**                              **Owner:**  
 GOODMAN LLP MARK    EXCHANGE TOWER  
 NOSKIEWICZ    LIMITED

**PLANNING CONTROLS**

Official Plan Designation: Financial District                      Site Specific Provision: 94-0605, 998-88, 333-02,  
 138-03, 74-93  
 Zoning:                              CR T12.0 C8.0 R11.7, G                      Historical Status: Y  
 Height Limit (m):                      137, 76                      Site Plan Control Area: Y

**PROJECT INFORMATION**

Site Area (sq. m):                      14446.8                      Height:                      Storeys:                      62  
 Frontage (m):                              0    Metres:                      243  
 Depth (m):                                      0  
 Total Ground Floor Area (sq. m):                      0    Total  
 Total Residential GFA (sq. m):                      59366    Parking Spaces:                      0  
 Total Non-Residential GFA (sq. m):                      181030    Loading Docks                      20  
 Total GFA (sq. m):                              240396  
 Lot Coverage Ratio (%):                      0  
 Floor Space Index:                              16.64

**DWELLING UNITS**

Tenure Type:                      Condo  
 Rooms:                                      0  
 Bachelor:                                      0  
 1 Bedroom:                                      0  
 2 Bedroom:                                      0  
 3 + Bedroom:                                      0  
 Total Units:                                      683

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

	Above Grade	Below Grade
Residential GFA (sq. m):	59366	0
Retail GFA (sq. m):	0	7380
Office GFA (sq. m):	143120	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	30530	0

**CONTACT:**                      **PLANNER NAME:**                      **Carlo Bonanni, Senior Planner, Downtown Section**  
**TELEPHONE:**                      **(416) 397-4648**