

576, 578 and 580 Front Street West, 25 and 27 Bathurst Street and 33, 35 and 49 Niagara Street - Zoning Amendment Application - Preliminary Report

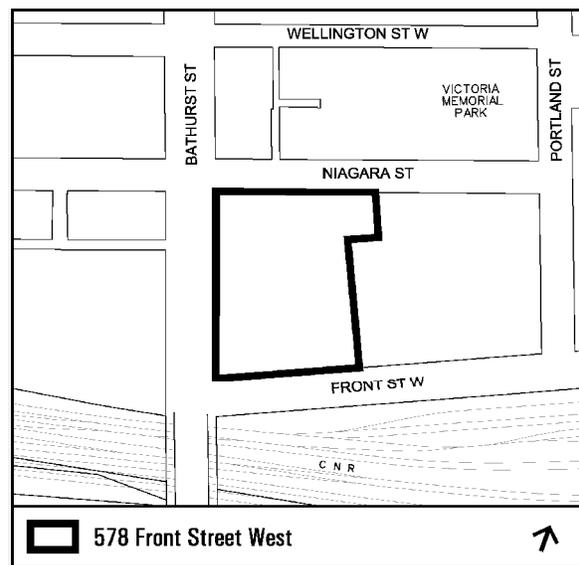
Date:	August 15, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	11 230641 STE 20 OZ

SUMMARY

This application proposes a 80,709 square metre, mixed-use building at 576, 578 and 580 Front Street West, 25 and 27 Bathurst Street and 33, 35 and 49 Niagara Street. Nine hundred and seventy residential units are proposed above commercial uses located at grade in a building with heights ranging from 4 to 22 storeys (18 to 81 metres). Access to the parking and loading is proposed to be from Front and Niagara Streets, and four levels of underground parking will serve both the residential and the commercial uses.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

A Community Consultation meeting has been scheduled for October 12, 2011 and the target for a Final Report on this application is the spring of 2012 provided all required information is received in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to proceed with the Community Consultation meeting on October 12, 2011 for the lands at 576, 578 and 580 Front Street West, 25 and 27 Bathurst Street and 33, 35 and 49 Niagara Street.
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.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A series of pre-application community consultation meetings were held on January 31st, March 21st, April 26th, and May 24th, 2011 with the applicant, the local Councillor, Planning staff and representatives from the community.

In addition, a meeting was held with the applicant and planning staff to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

This proposal is for a mixed-use building with retail at grade (5,623 square metres) and 970 residential units (75,086 square metres) above in a building ranging from 4 to 22 storeys in height (18 to 81 metres). Access to the parking and loading is from both Front and Niagara Streets, and four levels of underground parking will serve the residential and the commercial uses. Nine hundred and sixty parking spaces including 518 to serve the residential units, and 442 for visitor and commercial spaces are proposed along with four loading spaces. Nine hundred and ninety eight bicycle parking spaces are also proposed. Please see the Application Data Sheet (Attachment 8) and the drawings (Attachments 1-5) attached to this report for more information.

Site and Surrounding Area

The site is 9,686 square metres in size and is located on the northeast corner of the intersection of Bathurst and Front Streets.

North: To the immediate north of the site is Niagara Street. At the intersection of Niagara and Bathurst Streets (northeast corner) is a 12-storey residential building and to the east of this building is a surface parking lot, a 6-storey residential building and Victoria Memorial Park.

East: To the east of the site is a recently constructed 13-storey residential building, then further along Front Street West is a 9-storey building with 3-storey townhouses along Portland and Niagara Streets.

South: To the south of the site is Front Street West, beyond which is the sunken rail corridor and the high-rise neighbourhood of the Railway Lands West.

West: To the west of the site is Bathurst Street. On the west side of Bathurst Street is an 11-storey residential building, a child care centre and lower rise commercial, industrial and residential buildings in the Niagara Neighbourhood.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

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

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

Official Plan

The site is designated *Regeneration Area* in the Official Plan, and is subject to the King-Spadina Secondary Plan Area. The site is also located in the *Downtown and Central Waterfront* as identified in the City's Urban Structure map. The *Downtown* will continue to evolve as a healthy and attractive place to live and work as new development that supports the urbanization strategy and the goals for *Downtown* is attracted to the area. Sites located within the *Downtown* offer opportunities for substantial employment and residential growth.

The King-Spadina Secondary Plan emphasizes the reinforcement of the characteristics and qualities of the area through special attention to built form and the public realm. New buildings will achieve a compatible relationship with their built form context through consideration of matters such as building height, massing, scale, setbacks, stepbacks, roof line and profile, architectural character and expression.

King-Spadina Built Form Review

In 2005, the King-Spadina Secondary Plan review was initiated by Council to evaluate development issues in King-Spadina related to entertainment uses, community facilities,

public realm and built form. In September 2006, Council enacted amendments to the Secondary Plan and Zoning By-law for the area. The amendments were appealed to the Ontario Municipal Board (OMB) and many of these appeals have since been withdrawn or resolved. A further prehearing on the outstanding appeals has not yet been scheduled by the OMB.

King-Spadina Urban Design Guidelines

The King-Spadina Urban Design Guidelines (2004) support the implementation of the King-Spadina Secondary Plan with detailed guidelines for areas of special identity and special streets. The guidelines seek to ensure that new development respects the massing, height, setback, orientation and character of the industrial buildings prevalent on the street. Building articulation and fenestration should be based on the articulation of the historic building facades.

Updated King-Spadina Urban Design Guidelines were endorsed by City Council in September 2006. The updated Guidelines encourage buildings with podiums that relate to nearby historic buildings, and evaluate tall buildings in terms of massing and height and impacts on light, view, privacy, sunlight access and wind conditions, as well as ensuring that the potential for other sites appropriate for tall buildings to develop in a similar manner is maintained. Stepbacks between 3 and 9 metres are encouraged for tall portions of buildings to not overwhelm the street wall. The Urban Design Guidelines do not contemplate tall buildings in the West Precinct of King-Spadina which is bounded by Bathurst Street, Front Street West, Spadina Avenue and the south side of Queen Street West.

Zoning

The site is zoned Reinvestment Area (RA) by Zoning By-law 438-86, as amended. The RA zoning permits a range of uses and a maximum building height of 30 metres along Front Street, 26 metres along Bathurst Street and 23 metres for the interior of the site and along Niagara Street. An additional 5 metres is permitted for rooftop mechanical elements. The Zoning By-law also contains requirements related to building setbacks from the side and rear lot lines, parking for residents and visitors, as well as bicycle parking for residents and visitors.

Site Plan Control

This proposal is subject to Site Plan Control, however an application has not yet been submitted.

Reasons for the Application

The applicant has submitted a Zoning By-law Amendment application to permit a building that exceeds the maximum zoning height as permitted in the By-law, and does not comply with the required setbacks. Additional areas of non-compliance with the Zoning By-law may be identified through further review of the application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Stormwater Management Report
- Arborist/Tree Declaration Report
- Planning Rationale Report
- Community Services and Facilities Study
- Pedestrian Wind Assessment
- Traffic Impact and Parking Study
- Green Development Standard Checklist
- Noise and Vibration Study
- Stage One Archaeological Assessment

A Notification of Complete Application was issued on July 25, 2011.

Issues to be Resolved

There are a number of issues that need to be resolved as part of the review of the application. The following will be reviewed by staff.

- Conformity with the existing Urban Structure and Built Form policies of the King-Spadina Secondary Plan.
- Overall height of the proposed buildings.
- Access for loading and parking.
- Access through the site for pedestrians.
- Appropriate setbacks and stepbacks.
- Mix of uses and mix of residential unit size).
- Impact of the proposal on Victoria Memorial Park.
- Shadow impacts of the proposal on surrounding properties.
- Identification and securing of community benefits under Section 37 of the Planning Act should the proposed development, or some version thereof, be advanced.

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

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

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

Conclusion

Planning staff will hold a Community Consultation meeting on October 12, 2011 and all city staff will continue their review of the application and will work with the applicant, Councillor and the community to resolve the outstanding issues as listed above.

CONTACT

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SIGNATURE

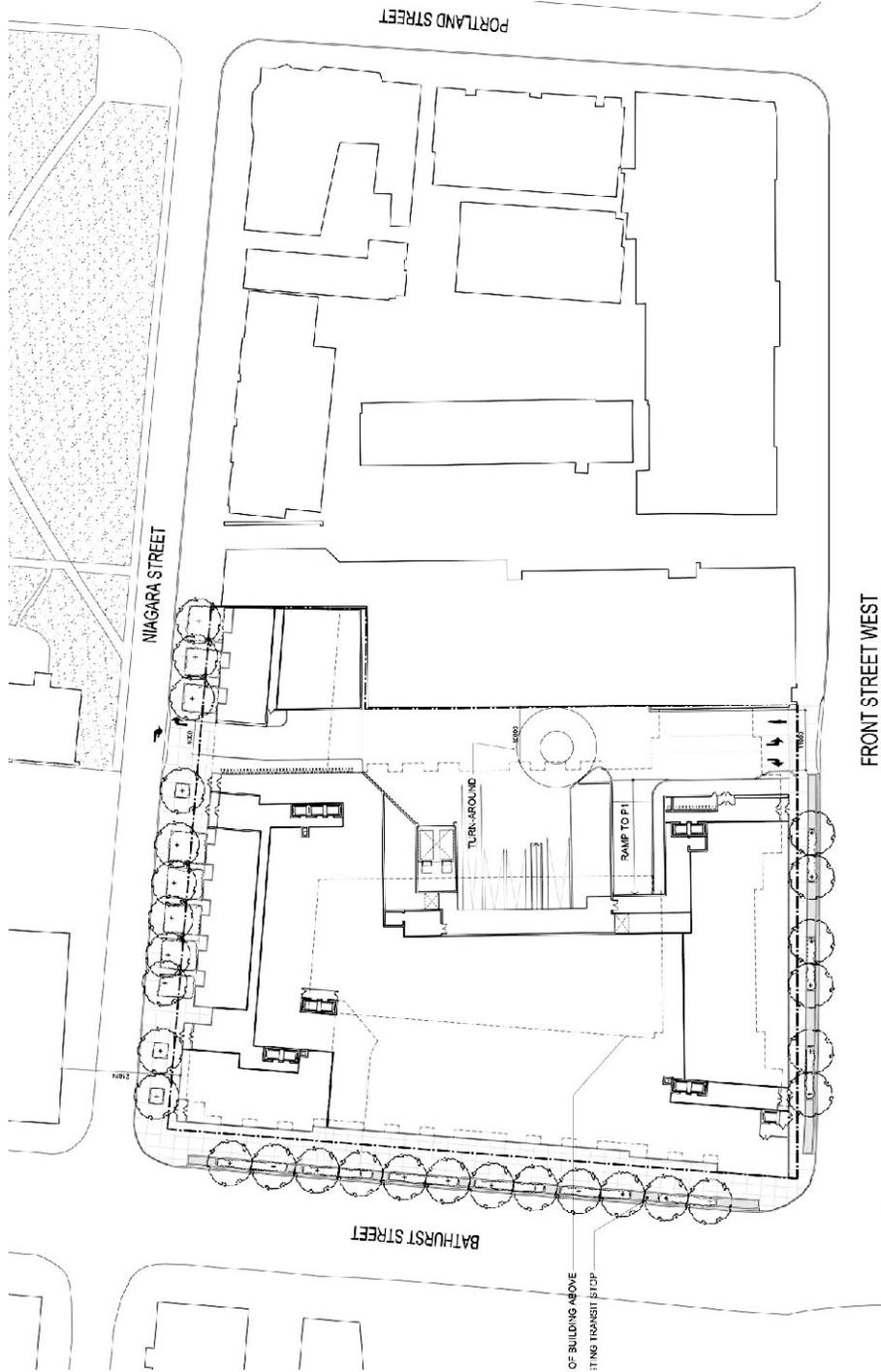
Gregg Lintern, MCIP, RPP
Director, Community Planning,
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan [as provided by applicant]
Attachment 2: North Elevation
Attachment 3: South Elevation
Attachment 4: West Elevation
Attachment 5: Roof Plan
Attachment 6: Zoning
Attachment 7: Official Plan
Attachment 8: Application Data Sheet

Attachment 1: Site Plan



578 Front Street West

File # 11 230641 OZ

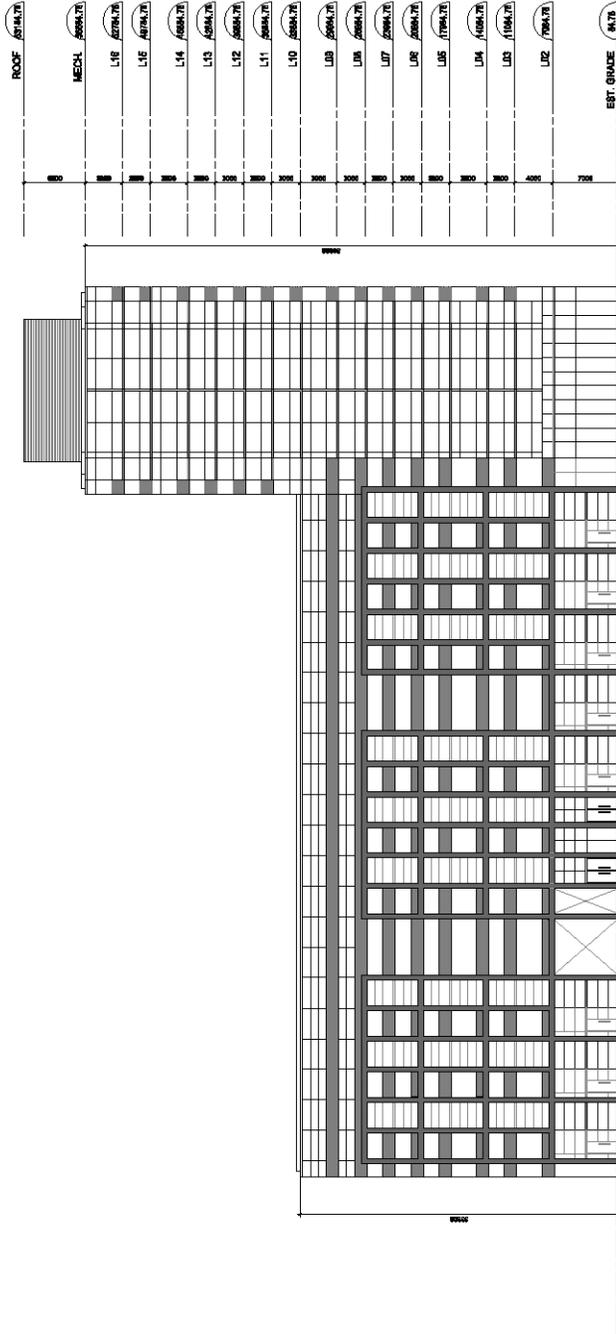
Site Plan

Applicant's Submitted Drawing

Not to Scale
08/10/2011



Attachment 2: North Elevation



North

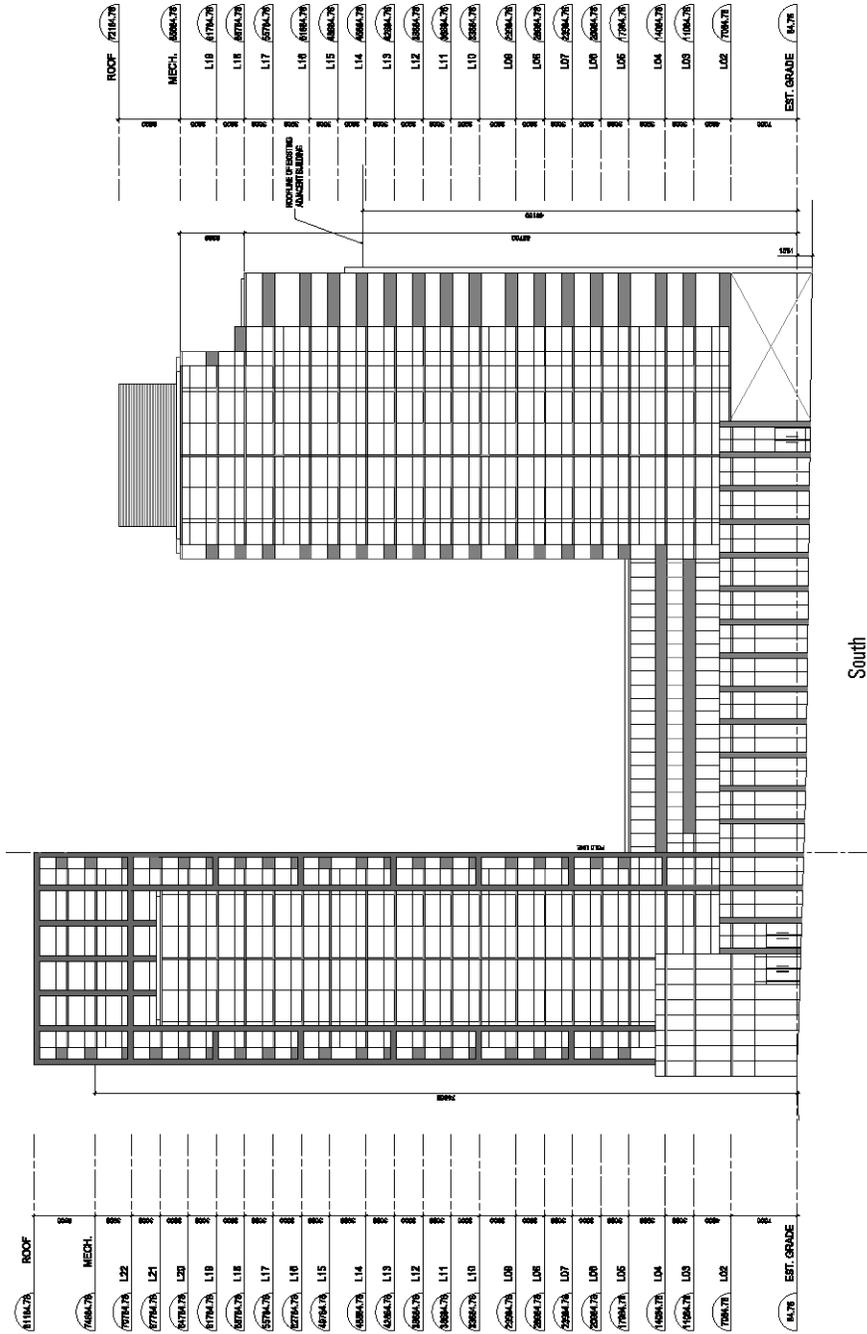
578 Front Street West

File # 11 230641 0Z

Elevations
 Applicant's Submitted Drawing

Not to Scale
 08/10/2011

Attachment 3: South Elevation



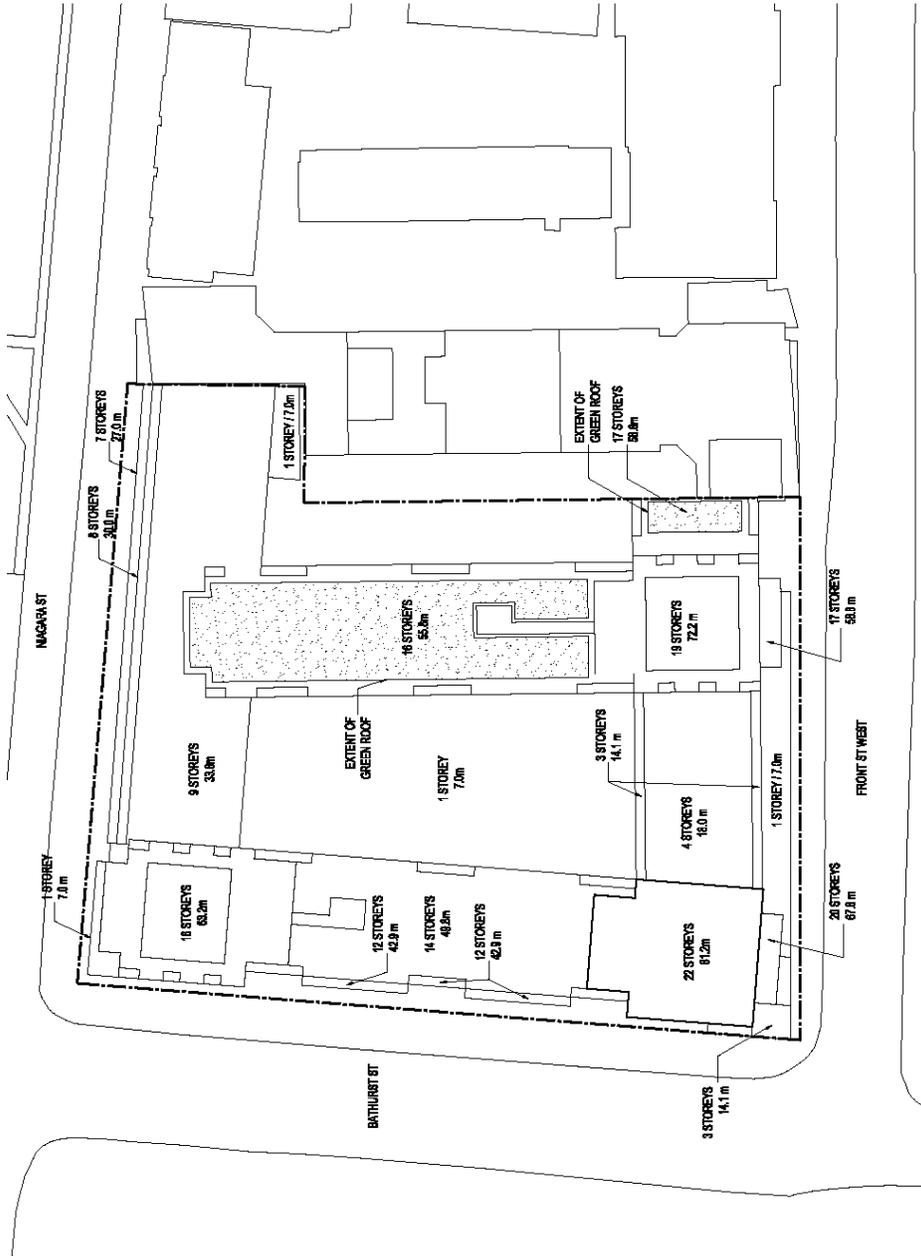
578 Front Street West

Elevations
 Applicant's Submitted Drawing

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 08/10/2011

File # 11 230641 02

Attachment 5: Roof Plan



578 Front Street West

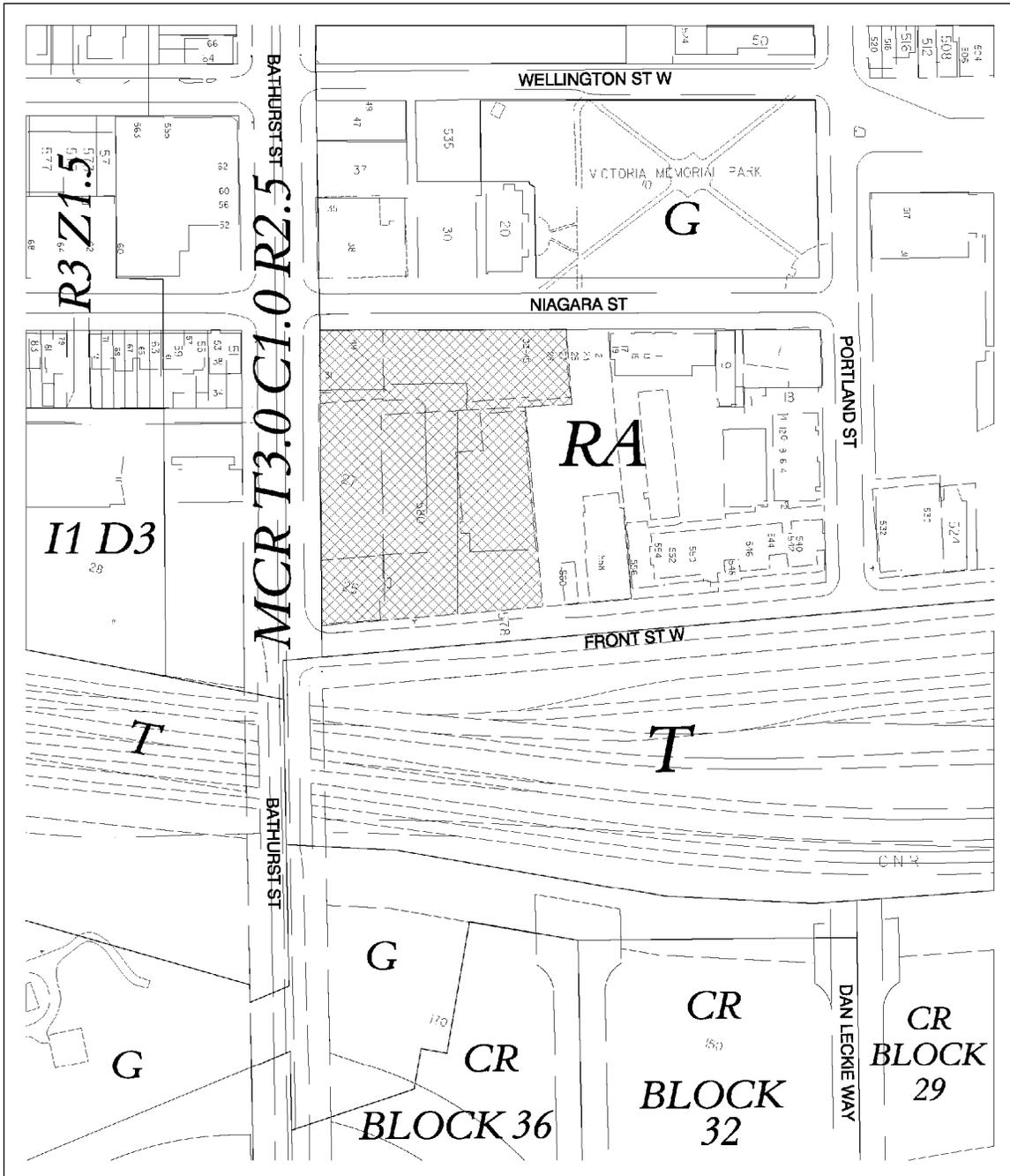
Roof Plan

Applicant's Submitted Drawing

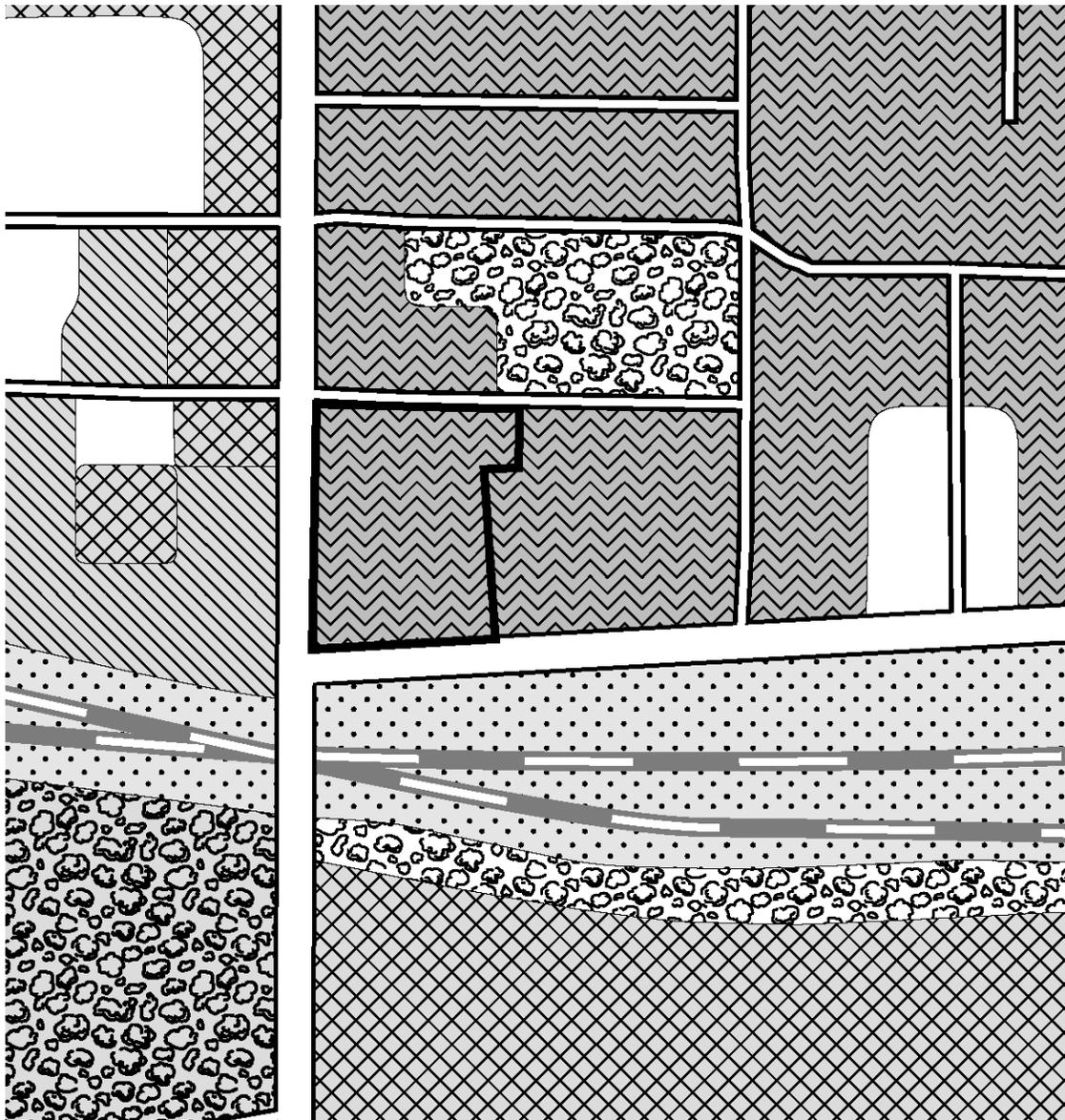
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File # 11 230641 0Z

Attachment 6: Zoning



Attachment 7: Official Plan



TORONTO City Planning
Official Plan

578 Front Street West

File # 11 230641 0Z

 Site Location	 Natural Areas	 Institutional Areas	 Utility Corridors
 Neighbourhoods	 Parks	 Regeneration Areas	
 Apartment Neighbourhoods	 Other Open Space Areas	 Employment Areas	
 Mixed Use Areas			

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 Not to Scale
 08/10/2011

Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	11 230641 STE 20 OZ
Details	Rezoning, Standard	Application Date:	June 30, 2011
Municipal Address:	578 FRONT ST W		
Location Description:	Plan Military Reserve Sec A PT Lots 1,2,19 & 20 Plus R O W **Grid S2014		
Project Description:	Rezoning application to permit the redevelopment of the lands for the purposes of a new mixed use development with a gross floor area of 80,709m2 consisting of 970 residential dwelling units in four towers ranging in height from 4 to 22 stories with retail at grade. Included in the proposal is the provision of 960 parking spaces to be located in a below grade parking facility service the development.		

Applicant:	Agent:	Architect:	Owner:
Minto Urban Communities		Rudy Wallman Architect Inc.	Bathurst and Front Developments Ltd

Planning Controls

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

Project Information

Site Area (sq. m):	9686	Height:	Storeys: 22
Frontage (m):	70	Metres:	81.2 metres (tallest portion)
Depth (m):	115.5		
Total Ground Floor Area (sq. m):	7538		Total
Total Residential GFA (sq. m):	75086	Parking Spaces:	960
Total Non-Residential GFA (sq. m):	5623	Loading Docks	4
Total GFA (sq. m):	80709		
Lot Coverage Ratio (%):	77.8		
Floor Space Index:	8.33		

Dwelling Units

Floor Area Breakdown (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	75086	0
Bachelor:	192	Retail GFA (sq. m):	5623	0
1 Bedroom:	561	Office GFA (sq. m):	0	0
2 Bedroom:	211	Industrial GFA (sq. m):	0	0
3 + Bedroom:	6	Institutional/Other GFA (sq. m):	0	0
Total Units:	970			

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