

523, 525 and 525A Adelaide Street West - Zoning Amendment – Supplementary Report

Date:	September 9, 2013
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	12 117029 STE 20 OZ

SUMMARY

At its meeting of July 19, 2013, City Council directed the Chief Planner and Executive Director, City Planning Division to bring forward a draft Zoning By-law based on the architectural plans submitted February 15, 2013, as revised on June 11, 2013 prepared by Quadrangle Architects Limited. Staff was also directed to schedule the statutory public meeting for 523, 525 and 525A Adelaide Street West to be scheduled for the September 10, 2013 meeting of the Toronto and East York Community Council, as per the requirements of the *Planning Act*.

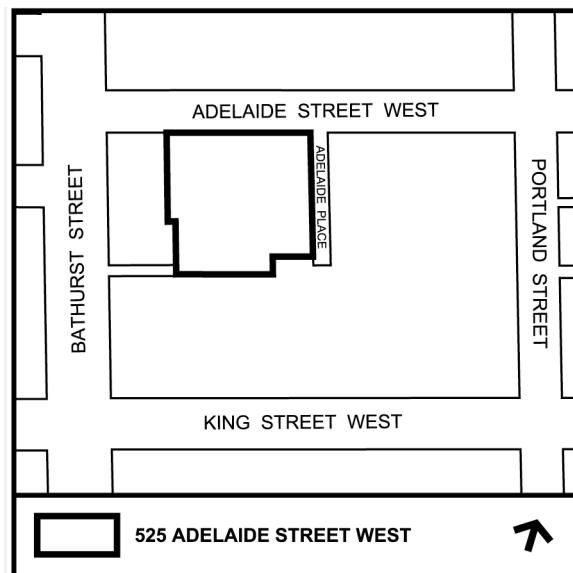
Subsequent to the report dated August 12, 2013 from the Director, Community Planning Toronto and East District, staff have been working with the applicant and have made several minor changes to the By-law. This report briefly describes those changes and presents a revised By-law

The draft Zoning By-law Amendment is contained in Attachment 1 to this report.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Attachment No. 1 to the report



dated August 12, 2013 from the Director, Community Planning, Toronto and East York District be replaced with Attachment 1 to the report dated September 9, 2013 from the Director, Community Planning, Toronto and East York District.

2. Recommendation 3 of the report dated August 12, 2013 from the Director, Community Planning, Toronto and East York District be replaced with the following:
3. Before introducing the necessary Bill to City Council for enactment, City Council require the owner to enter into an Agreement pursuant to Section 37 of the *Planning Act* to secure the following:
 - i. Provision of a cash contribution to the City in the amount of \$775,000 to be provided and allocated at the discretion of the City as follows:
 - a) \$50,000 cash contribution to the Factory Lab Theatre to be paid within fifteen (15) business days of the zoning by-law amendment coming into full force and effect;
 - b) \$225,000 cash contribution to be allocated for streetscape improvements in the vicinity of the Site to be paid prior to the issuance of the first above-grade building permit; and
 - c) \$500,000 cash contribution for capital improvements to and/or the acquisition of Affordable Housing in Ward 20 to be paid prior to the issuance of the first above-grade building permit;

such amounts to be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto, calculated from the date of the Section 37 Agreement to the date the payment is made;
 - ii. incorporation into the construction of the building, exterior materials substantially in accordance with the architectural drawings (1:50 scale) as originally prepared by Quadrangle Architects Limited, dated February 14, 2013; with appropriate revision to reflect the revised June 11, 2013 submission which shall be submitted for approval in the context of the application for Site Plan approval for the development;
 - iii. construction of a public pedestrian walkway and conveyance of a public pedestrian access easement to the City, satisfactory to the City Solicitor, at the southerly limit of the site as provided for in the aforementioned June 11, 2013 architectural plans and maintenance of such easement lands to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

- iv. provision and maintenance of a minimum of 10% of the dwelling units constructed on the lot as three-bedroom units;
- v. incorporation and maintenance of knock-out panels, where feasible without material structural modification, to enable the conversion of units with fewer bedrooms to 3-bedroom units and include appropriate provision(s) in any condominium documents to enable any such conversions in the future;
- vi. the provision of a public park at grade (strata title) having a minimum size of 649 square metres secured in the Section 37 Agreement as a means of legal convenience, in accordance with the following and on terms and conditions set out therein;
 - a) prior to issuance of the first above-grade building permit, the owner shall provide a letter of credit in the City standard form in the amount of the difference in value of the strata parkland conveyance and the value of the unencumbered parkland conveyance requirement, as determined by the City's Appraisal Services staff, which will be held as security for the cost to construct the above base park improvements. The value of the above base park improvements shall be at least equivalent to the amount determined for the letter of credit;
 - b) construction of the public park at the owner's expense with the final configuration and design of the public park, including grading, soil depth, and improvements to the satisfaction of the Ward Councillor in consultation with the General Manager of Parks, Forestry and Recreation as well as the Director of Urban Design, following consultation with a Working Committee that includes representation from the surrounding community;
 - c) conveyance of the lands for the parkland by way of strata title to the City prior to registration of the plan of condominium on the site to the satisfaction of the City Solicitor;;
 - d) completion of the base park and above-base park improvements prior to conveyance of the parkland and registration of the plan of condominium on the Site to the satisfaction of the General Manager of Parks, Forestry and Recreation, subject to securing any outstanding improvement items related to seasonality by letter of credit;
 - e) the total value of the above base park improvements shall be at least equivalent to the difference in value of the strata parkland conveyance and the value of the unencumbered parkland

conveyance requirement as determined by the City's Appraisal Services staff;

- f) prior to conveyance of the parkland, the owner shall be responsible for an environmental assessment of the land and any associated costs or remediation works required as a result of that assessment to the satisfaction of the City together with the filing of Record of Site Condition (RSC) in accordance with all applicable Ministry of Environment requirements. Peer review by an environmental consultant retained by the City shall be at the owner's expense;
- vii) maintenance of the public park by the owner at its expense in a manner satisfactory to the General Manager of Parks, Forestry and Recreation together with provisions for protection and indemnification of the City to the satisfaction of the City Solicitor in connection with maintenance and the stratification;
- viii) all conveyances to the City, including easements, shall be for nominal consideration, free and clear of encumbrances and at no cost to the City to the satisfaction of the City Solicitor. The owner shall be responsible to prepare, submit to the City for approval and deposit all required reference plans to describe the lands being conveyed; and
- ix) in the event the cash contributions referred to in i) above have not been used for the stated purpose within three (3) years of this By-law coming into full force and effect, all or part of the cash contribution may be redirected for another purpose at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the local Councillor provided that the purposes(s) is/are identified in the Toronto Official Plan and will benefit the community in the vicinity of the lot.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On June 18, 2013, Toronto and East York Community Council had before it a Refusal Report, dated May 28, 2013, from the Director of Community Planning, Toronto and East York District. That report recommended refusal of the Zoning By-law amendment application for 523, 525 and 525A Adelaide Street West. The report identified that the policies contained within the City of Toronto Official Plan and the King-Spadina Secondary Plan provide the basis for refusing the proposal as it does not meet the intent of the Plan as it relates to height, built form and relationship to adjacent developments. The report also stated that if the development were approved as proposed, the building

would detract from the heritage and mid-rise character of the area and set a precedent for additional height where it is not planned and set a negative precedent for the form of future development.

Prior to the June TEYCC meeting, the applicant agreed to a number of changes to the proposal to respond to the above noted issues. Those changes were noted in the August 12, 2103 report from the Director of Community Planning, Toronto and East York District.

COMMENTS

At its meeting of July 19, 2013 City Council directed the Chief Planner and Executive Director, City Planning Division to bring forward a draft Zoning By-law based on the architectural plans submitted February 15, 2013 as revised on June 11, 2013, prepared by Quadrangle Architects Limited, for the statutory public meeting for 523, 525 and 525A Adelaide Street West to be scheduled for the September 10, 2013 meeting of the Toronto and East York Community Council, as per the requirements of the *Planning Act*.

Subsequent to the preparation of the draft By-law attached to the August 12, 2013 report from the Director of Community Planning, Toronto and East York District, staff continued discussions with the applicant regarding the appropriate form of the By-law. These discussions focused on the parkland conveyance which is included as part of the Section 37 provisions described in the By-law. The parkland conveyance is complicated by the fact that a stratified conveyance will be required as the proposed park will be constructed over an underground parking garage. The By-law will be required to be further amended to reflect a final value for the above-base parkland improvements. This amount will be based upon the difference between the value of the proposed stratified parkland conveyance and the value of an unencumbered parkland conveyance. This figure will be determined by Appraisal Services staff.

Other than Section 37 matters, the only other changes to the By-law are a minor increase in gross floor area to reflect the provision of amenity space in excess of the minimum requirement of the Zoning By-law and an exemption to the requirement for window separation.

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: Draft Zoning By-law Amendment

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Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on _____, 2013

Enacted by Council:

CITY OF TORONTO

Bill No. _____

BY-LAW No. - 2013

To amend General Zoning By-law No. 438-86, of the former City of Toronto with respect to the lands municipally known as 523, 525 and 525A Adelaide Street West

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

WHEREAS an increase in height and density has been requested; and

WHEREAS the Official Plan for the City of Toronto contains such provisions relating to the authorization of increase in height and density of development; and

WHEREAS pursuant to Section 37 of the *Planning Act*, a Council of a municipality may in a By-law passed under Section 34 of the *Planning Act*, authorize increases in the height or density of development beyond that otherwise permitted by the by-law in return for the provision of such facilities, services or matters as are set out in the by-law; and

WHEREAS Subsection 37(3) of the *Planning Act* provides that, where an owner of land elects to provided facilities, services or matters in return for an increase in the height or density of development, a municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

WHEREAS the owner of the aforesaid lands has elected to provide the facilities, services or matters as set out in this By-law; and

WHEREAS the increase in height or density permitted hereunder, beyond that otherwise permitted on the aforesaid lands by By-law No. 438-86 of the former City of Toronto, as amended, is to be permitted in return for the provision of the facilities, services and matters set out in this By-law and is to be secured by one or more agreements between the owner of such lands and the City of Toronto; and

WHEREAS Council has required the owner of the aforesaid lands to enter into one or more agreements dealing with certain facilities, services, and matters in return for the increases in height or density in connection with the aforesaid lands as permitted in this By-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. None of the provisions of Section 2(1) with respect to the definition of *grade*, *lot*, *owner*, *bicycle parking spaces – visitor*, Section 4(2)(a), 4(5), 4(12), 4(14), 4(16), 7(3) Part II 1., 3., 7., and 8., 12(2) 132, 246 (a), (b), and (c), of general Zoning By-law No. 438-86 of the former City of Toronto, being “A by-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, shall apply to prevent the erection and use of a *mixed-use building*, including a *commercial parking garage*, a *public park*, and uses *accessory* thereto, provided that:

Lot Description

- (a) the *lot* consists of those lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;

Gross Floor Area

- (b) the total combined *residential gross floor area* and *non-residential gross floor area* erected or used on the *lot* shall not exceed 34,162 square metres;
- (c) the *residential gross floor area* shall not exceed 33,612 square metres;
- (d) the *non-residential gross floor area* shall be no less than 520 square metres;

Yard Setbacks

- (e) no portion of any building or structure erected or used on the *lot* above *grade* is located other than wholly within the areas delineated by heavy lines on Map 2 attached to and forming part of this By-law, with the exception of the following:
 - (i) lighting fixtures, cornices, sills, eaves, canopies, window washing equipment, parapets, railings, privacy screens, terraces, decks, planters, balustrades, bollards, stairs, stair enclosures, wheel chair ramps, ornamental or architectural features and elements, landscape features, retaining walls, underground garage ramps and their associated structures, hand and safety railings, decorative

walls, fences, vents, stacks and air shafts which may extend beyond the heavy lines shown on the attached Map 2; and

- (ii) balconies may extend within the *lot* beyond the heavy lines shown on the attached Map 2 to a maximum horizontal projection of 1.5 metres from the wall to which they are attached;

Height

- (f) no portion of any building or structure erected or used on the *lot* above *grade* shall exceed the *height* limit shown in metres and specified by the numbers following the letter “H” in the areas delineated by heavy lines shown on Map 2, with the exception of the following:
 - (i) the erection or use of green roof technology, alternative roofing systems and the structures, elements and enclosures set out in Section 1(e) of this By-law shall be permitted; and
 - (ii) *mechanical penthouse* uses shall only be permitted within the *height* area identified on Map 2 as H55.6;

Parking - Requirements

- (g) *parking spaces* shall be provided and maintained on the *lot* in accordance with the following requirements:
 - (i) a minimum of 0.5 *parking spaces* per one *bedroom dwelling unit*;
 - (ii) a minimum of 0.75 *parking spaces* per two *bedroom dwelling unit*;
 - (iii) a minimum of 1.20 *parking spaces* per *dwelling unit* containing three or more *bedrooms*;
 - (iv) a minimum of 0.06 *parking spaces* per *dwelling unit* shall be provided for residential visitors to the *lot*;
 - (v) the total number of *parking spaces* required to be provided under (iv) for residential visitors may be provided for the shared use of residential visitors and non-residential uses on the *lot* and all such *parking spaces* may be provided within a *commercial parking garage*; and
 - (vi) not more than 64 *parking spaces* shall be located in the *commercial parking garage*; and

Amenity Space

- (h) the *residential amenity space* requirements shall be provided and maintained on the *lot* in accordance with Section 4(12) of By-law No. 438-86, as amended, with the exception that the rooms need not be contiguous, provided there is one room having a minimum area of 100.0 square metres which contains a kitchen and a washroom.
2. Pursuant to Section 37 of the *Planning Act* and subject to compliance with this By-law, the increase in height and density of development on the *lot* contemplated herein is permitted in return for the provision by the *owner*, at the *owner's* expense, of the facilities, services and matters set out in Schedule 1 hereof which is secured by one or more agreements pursuant to Section 37(3) of the *Planning Act* that are in a form and registered on title to the *lot*, to the satisfaction of the City Solicitor.
 3. Where Schedule 1 of this By-law requires the *owner* to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same.
 4. The *owner* shall not use, or permit the use of, a building or structure erected with an increase in height and density pursuant to this By-law unless all provisions of Schedule 1 are satisfied
 5. For the purposes of this By-law, each word or expression that is italicized in this By-law shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended, except for the following:
 - (1) “*grade*” means 88.49 metres Canadian Geodetic Datum;
 - (2) “*lot*” means those lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
 - (3) “*owner*” mean the registered *owner* of the *lot*, other than the City of Toronto in connection with any lands conveyed to the municipality;
 - (4) “*bicycle parking space – visitor*” shall have the same meaning as provided for in By-law No. 438-86 with the exception that such *bicycle parking spaces – visitor* may be located outdoors or indoors and within a secured room, enclosure or bicycle locker.
 6. Despite an existing or future severance, partition, or division of the *lot*, the provisions of this By-law, as amended, shall apply to the whole of the *lot* as if no severance, partition or division had occurred.
 7. Except as otherwise provided herein, the provision of By-law No. 438-86, as amended shall continue to apply to the *lot* as well as the buildings and structures on the *lot*.

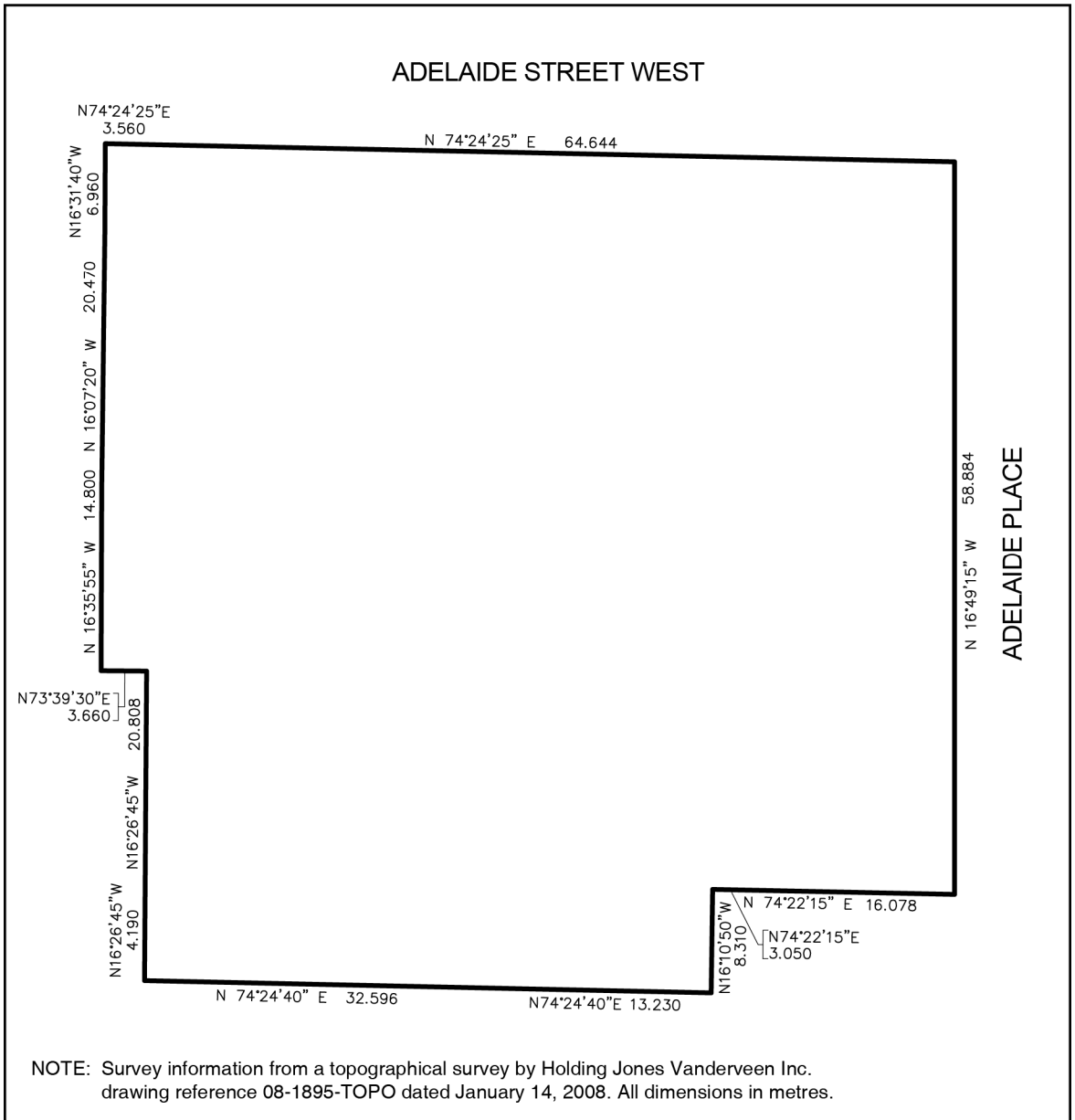
8. Within the lands shown on Map 1, attached hereto, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (i) all new public roads have been constructed to a minimum of base curb and asphalt and are connected to an existing public highway; and,
 - (ii) all water mains and sanitary sewers and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

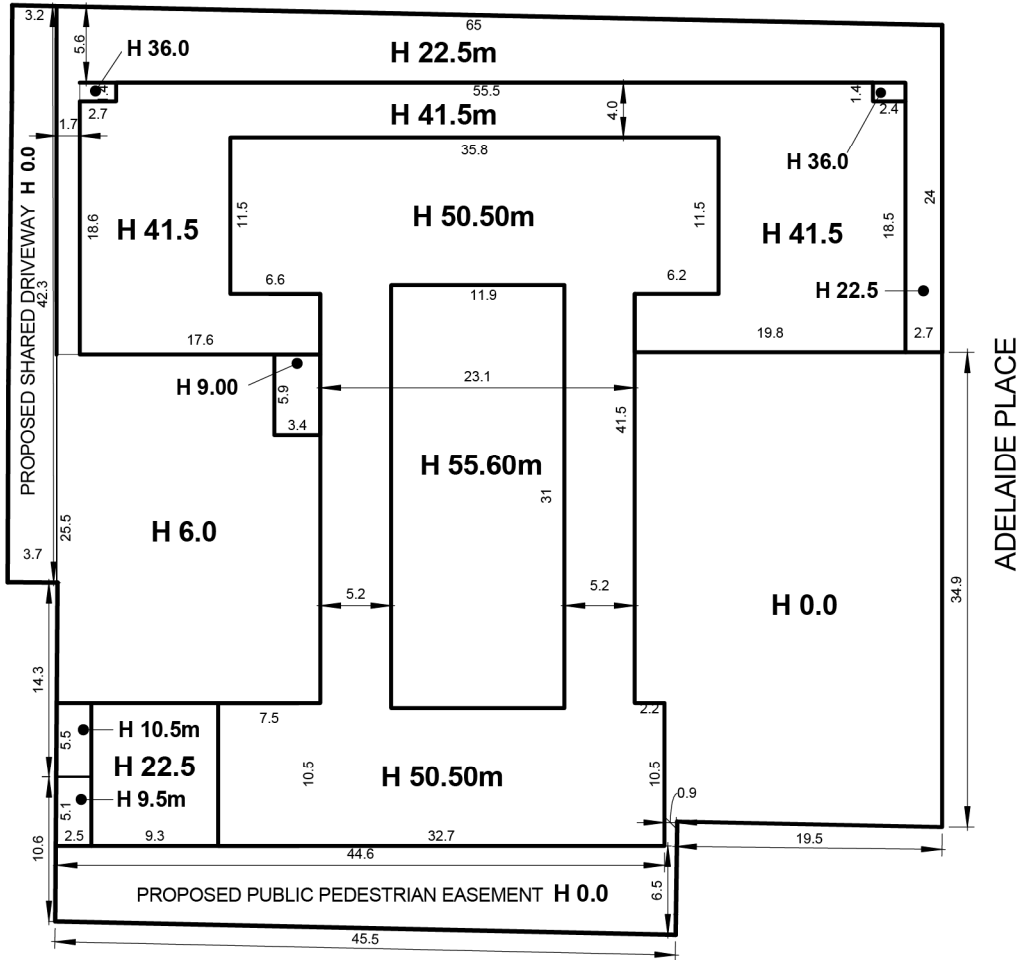
ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



ADELAIDE STREET WEST



NOTE: H denotes height in metres above established grade. All dimensions in metres.



SCHEDULE 1

Section 37 Provisions

The facilities, services and matters set out below are required to be provided to the City at the *owner's* expense in return for the increase in height and density of the proposed development on the *lot* and secured in an agreement or agreements under Section 37(3) of the *Planning Act* whereby the *owner* agrees as follows:

- (1) prior to issuance of an above grade building permit:
 - i) the *owner* shall have made a cash contribution to the City in the total amount of \$775,000.00 as follows:
 - A) within fifteen (15) days of this By-law coming into full force and effect the *owner* shall have made a cash contribution to the City in the amount of \$50,000.00 toward the Factory Lab Theatre;
 - B) the owner shall make a cash contribution in the amount of \$225,000.00 to be allocated for streetscape improvements in the vicinity of the *lot* at the discretion of the City; and
 - C) the owner shall make a cash contribution in the amount of \$500,000.00 to be allocated at the discretion of the City for capital improvements to and/or the acquisition of Affordable Housing in Ward 20;

such amounts to be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto, calculated from the date of the Section 37 Agreement to the date the payment is made; and

- ii) the *owner* shall provide a letter of credit in the City standard form in the amount of [•] being equivalent to the amount of the difference in value of the proposed strata parkland conveyance and the value of the unencumbered parkland conveyance requirement, as determined by the City's Appraisal Services staff, which will be held as security for the cost to construct above base park improvements contemplated in Section 3(ii) of this Schedule;

- (2) the *owner* shall provide and maintain the following:
- i) incorporation of exterior materials into the construction of the building substantially in accordance with the architectural drawings (1:50 scale) as originally prepared by Quadrangle Architects Limited, dated February 14, 2013 revised to reflect June 11, 2013 submissions to the satisfaction of the Chief Planner and Executive Director, City Planning which drawings shall be submitted for approval in the context of application for site plan approval for the development;
 - ii) construction of a public pedestrian walkway and conveyance of an public access easement to the City, on terms and conditions satisfactory to the City Solicitor, in the location as provided for in architectural plans submitted June 11, 2013 with details to be determined in the context of site plan approval for the development and such easement lands to be maintained by the *owner* condominium corporation;
 - iii) a minimum of 10% of the dwelling units constructed on the *lot* as three bedroom units;
 - iv) knock-out panels, where feasible without material structural modification, to enable the conversion of units with fewer bedrooms to 3-bedroom units and inclusion of appropriate provision(s) in any condominium documents to enable any such conversions in the future; and
 - v) all conveyances to the City, including easements, shall be for nominal consideration, free and clear of encumbrances and at no cost to the City to the satisfaction of the City Solicitor and the owner shall be responsible to prepare, submit to the City for approval and deposit all required reference plans to describe all lands being conveyed;
- (3) the *owner* shall provide the following in support of the development of the *lot*;
- (i) Prior to registration of the plan of condominium on the *lot*, the *owner* shall construct and convey a public park at grade (strata title) having a minimum size of approximately 649 square metres in accordance with the following and on terms and conditions as are set out in the Section 37 Agreement:

- A) the *owner* shall construct the public park at its expense and the final configuration and design of the public park, including grading, soil depth, and improvements shall be to the satisfaction of the Ward Councillor in consultation with the General Manager of Parks, Forestry and Recreation as well as the Director of Urban Design, following consultation with a Working Committee that will include representation from the surrounding community;
 - B) the *owner* shall convey the public park to the City by way of strata title and in accordance with the provisions of Section 2(v) of this Schedule and to the satisfaction of the City Solicitor;
 - C) the *owner* shall complete base park and above-base park improvements prior to conveyance of the parkland and registration of the plan of condominium for the *lot* to the satisfaction of the General Manager of Parks, Forestry and Recreation, subject to securing any outstanding improvement items related to seasonality by letter of credit;
 - D) the total value of the above base park improvements shall be [•] equivalent to the difference in value of the strata parkland conveyance and the value of the unencumbered parkland conveyance requirement as determined by the City's Appraisal Services staff;
 - E) prior to conveyance of the parkland, the *owner* shall be responsible for an environmental assessment of the land and any associated costs or remediation works required as a result of that assessment to the satisfaction of the City together with the filing of a Record of Site Condition (RSC) in accordance with all applicable Ministry of Environment requirements. Peer review by an environmental consultant retained by the City shall be at the owners' expense; and
 - F) the *owner* shall protect and indemnify the City on terms satisfactory to the City Solicitor in connection with the stratification of the public park as well as the ongoing maintenance by the *owner*; and
- ii) the *owner* shall maintain the public park at its expense satisfactory to the General Manager, Parks Forestry and Recreation.

- (4) in the event the cash contributions referred to in Section (1) of this Schedule have 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 of City Planning, in consultation with the local Councillor, provided that the purpose(s) is/are identified in the Toronto Official Plan and will benefit the community in the vicinity of the *lot*.