

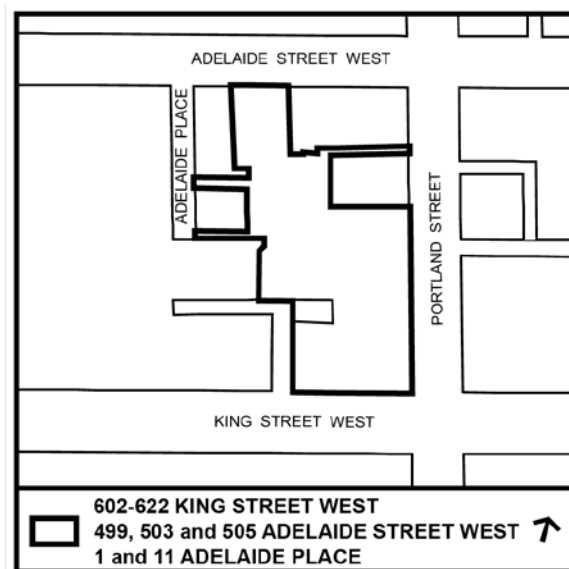
**602 – 622 King Street West, 499, 503 and 505 Adelaide Street West and 1 and 11 Adelaide Place  
Zoning Amendment and Rental Housing Demolition  
Application – Final Report**

<b>Date:</b>	May 26, 2015
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 20 – Trinity-Spadina
<b>Reference Number:</b>	13 215423 STE 20 OZ

**SUMMARY**

This application proposes to amend the former City of Toronto Zoning By-law 438-86 and comprehensive Zoning By-law No. 569-2013 to permit the development of a mixed-use development comprised of a 16-storey residential building fronting on Adelaide Street West and a 14-storey office building fronting on King Street West. Retail uses are proposed at-grade. The residential portion of the building would include 116 residential units and have a gross floor area of 10,228 square metres. The office building would have a gross floor area 23,041 square metres. The proposed at-grade retail space would total 1,264 square metres. Included in the proposal are 113 parking spaces in three levels of below grade parking to serve the project.

The proposal also includes the retention and designation of the listed heritage building at 602-604 King Street West and the retention and designation of the grade-related townhouses at 499 and 505 Adelaide Street West and 1 and 11 Adelaide Place.



An application has also been filed under the Residential Rental Property Demolition and Conversion requirements of Chapter 667 of the Municipal Code. The applicant will be retaining the existing six rental housing units at 505 Adelaide Street West and 1 and 11 Adelaide Place and replacing the two rental units being lost at 503 Adelaide Street West in the townhouse building at 499 Adelaide Street West.

A Supplementary Report will be provided prior to the June 16, 2015 Toronto and East York Community Council meeting regarding the resolution of the housing matters under Municipal Code Chapter 667.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council amend Zoning By-law No. 438-86 and Comprehensive Zoning By-law 569-2013 for the property at 602-622 King Street West, 499, 503 and 505 Adelaide Street West and 1 and 11 Adelaide Place, substantially in accordance with the draft Zoning By-law Amendment to be provided prior to the Toronto and East York Community Council meeting of June 16, 2015.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Prior to the introduction of the necessary Bills for enactment, City Council shall require the owner of the lands at 602-622 King Street West, 499, 503 and 505 Adelaide Street West and 1 and 11 Adelaide Place to:
  - a. Provide a Conservation Plan, prepared by a qualified heritage consultant for the rowhouse buildings at 499 and 505 Adelaide Street West and 1 and 11 Adelaide Place property and the Parisian Laundry Building at 602-604 King Street West, to the satisfaction of the Manager, Heritage Preservation Services.
  - b. Enter into a Heritage Easement Agreement for the property at 602-604 King Street West substantially in accordance with the plans and drawings referenced in the Heritage Impact Assessment (dated July 18, 2013), and subject to and in accordance with the required Conservation Plan, all to the satisfaction of the Manager, Heritage Preservation Services, including registration of such agreement to the satisfaction of the City Solicitor.

- c. Enter into a secured Agreement with the City to ensure the provision of all necessary improvements to the existing municipal infrastructure in connection with the Functional Servicing Report, to the satisfaction of the Executive Director of Engineering and Construction Services, should it be determined that improvements to such infrastructure are required to support this development.
4. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act as follows:
  - a. The community benefits recommended to be secured in the Section 37 Agreement are as follows:
    - i. Provide an indexed cash contribution, of \$250,000 for community services and facilities in Ward 20 to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the General Manager, Parks, Forestry and Recreation, in consultation with the Ward Councillor, payable at the first above grade building permit.
    - ii. Above base streetscape improvements on Portland Street between King Street West and Adelaide Street West, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor.
    - iii. Provide an indexed cash contribution of \$50,000.00 for the maintenance of or the provision of new affordable housing in Ward 20, payable at the first above grade building permit.
    - iv. Provide an indexed cash contribution of \$50,000.00 toward the Toronto Community Housing (TCHC) revolving capital fund for repairs to TCHS housing in Ward 20, payable at the first above grade building permit.
    - v. In the event the cash contributions referred to in Section (i) (ii) and (iii) above has not been used for the intended purpose within three (3) years of this by-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the local Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.

The above noted of \$350,000 cash contribution is to be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto, calculated from the date of the introduction of Bills to the date of payment.

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

i. Prior to the issuance of Final Site Plan Approval, the owner shall have:

- Completed all heritage-related pre-approval conditions contained in a Notice of Approval Conditions for Site Plan Control to the satisfaction of the Manager, Heritage Preservation Services.
- Provided Final Site Plan drawings including drawings related to the approved Conservation Plan to the satisfaction of the Manager, Heritage Preservation Services.
- The related Zoning By-law amendments giving rise to the proposed alterations shall be in full force and effect in a form and with content acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning.

ii. Prior to the issuance of a Heritage Permit, the owner shall have:

- Provided full building permit drawings, including notes and specifications for the protective measures keyed to the approved Conservation Plan, including a description of materials and finishes, to be prepared by the project architect and heritage consultant to the satisfaction of the Manager, Heritage Preservation Services.
- Provided a Letter of Credit, indexed annually, in a form and amount satisfactory to the Manager, Heritage Preservation Services to secure all work included in the Conservation Plan.

iii. Prior to the release of the Letter of Credit, the owner shall have:

- Provided a letter of substantial completion prepared and signed by the heritage consultant confirming that the conservation work has been completed in accordance with the Conservation Plan and has maintained an appropriate standard of conservation, to the satisfaction of the Manager, Heritage Preservation Services.

- Provided replacement Heritage Easement Agreement photographs to the satisfaction of the Manager, Heritage Preservation Services
- iv. Prior to site plan approval, the applicant shall address the requirements for the removal of private trees on the site and adjacent the property as required by the City of Toronto Private Tree By-law as outlined in the memorandum from Urban Forestry Services staff dated April 1, 2015.
- v. The applicant shall provide appropriate screening between the at-grade uses at the west side of the building and the residents to the west on Adelaide Place and Adelaide Street West.
- vi. A lighting plan will be submitted and approved through the site plan approval process to address the issue of safety and amenity for the proposed interior passages through the site used by vehicles and pedestrians.
- vii. The applicant is required to undertake wind tunnel testing as recommended in the Pedestrian Level Wind Conditions – Letter of Opinion prepared by RWDI and implement the recommended mitigation measures as identified as a result of this analysis, to be secured through site plan approval.
- viii. The applicant will provide the following information to Transportation Services and Waste Management staff in support of the proposed undersized Type G loading space through the site plan control application process:
  - A truck manoeuvring diagram with a truck that measures 12 metres in length x 2.4 metres in width showing that it can enter and reverse out of the Type G with no more than a three point turn.
  - Due to the fact that vehicles will be blocking a portion of the driveway and will also be reversing in and out of the Type G further into the driveway during loading operations, a warning system is required near the end of the southbound driveway warning motorists that loading operations are occurring around the corner. This would entail both signage and lights.
  - A flagman will be required to assist the truck when reversing out of the Type G.

- ix. The applicant is required to enter into a construction management agreement to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor, prior to site plan approval.
- x. Prior to condominium registration, the owner shall convey to the City a public pedestrian easement for the life of the building securing access to the publicly accessible private open space to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

## ISSUE BACKGROUND

### Proposal

The proposed development consists of a building which extends through the site from the Adelaide Street West frontage to the King Street West frontage and a series of connected parcels which serve as pedestrian routes and in some cases will also provide access for passenger and service vehicles.

With regard to height, the portion of the proposed building fronting on King Street West has a total of 14 floors (one retail and 12 office floors and an amenity/mechanical floor) with a height of 57.8 metres. The taller floor to ceiling heights for the office uses and the height of the ground floor at 7.4 metres means that the 14-storey office building is taller by approximately 4.5 metres than the 16-storey residential portion of the building. The roof of the upper (13<sup>th</sup>) office level is at 51.8 metres in height.

The portion of the building fronting on Adelaide Street West is a residential building. The top of the roof slab of the 15-storey residential portion of the proposed building has a height of 47.5 metres while the mechanical penthouse and amenity space which comprise the 16<sup>th</sup> floor has a height of 53.5 metres

The King Street portion of the building steps back 7.2 metres above the fourth floor (19.4 metres in height) with an additional 7.2 metre step back for the 12<sup>th</sup> and 13<sup>th</sup> office floors. The mechanical penthouse/amenity floor steps back approximately 16 metres from the face of the building at the 13<sup>th</sup> floor.

The proposed building is set back 1.5 metres from the property line. The building steps back approximately 2.0 metres above the 3<sup>rd</sup> floor (10.8 metres in height) and a further 3.5 metres above the 5<sup>th</sup> floor (16.8 metres in height) with additional step backs above the 13<sup>th</sup>, 14<sup>th</sup> and 15<sup>th</sup> floors. See Attachments 2, 3, 4 and 5 – Elevations.

The proposed development would have a gross floor area (gfa) of approximately 40,438 m<sup>2</sup>. This is comprised of: 23,041 m<sup>2</sup> of commercial (office) space; 10,228 m<sup>2</sup> of residential gfa; 1,264 m<sup>2</sup> of retail space located at grade and the existing buildings on the

site to be retained, which have a combined gross floor area of 5,905 m<sup>2</sup>. The total additional gfa resulting from the proposed development is 35,533m<sup>2</sup>. The floor space index resulting in a proposed floor space index 6.6. All figures are calculated based upon the provisions of By-law 569-2013. See Attachment 7 – Application Data Sheet.

The project would include 116 residential units. The proposal includes 50 one-bedroom units; 2 one-bedroom plus den units; 39 two-bedroom units; 14 two-bedroom plus den units; 9 three bedroom units; and 2 three-bedroom plus den units. Approximately 504 m<sup>2</sup> of indoor amenity space is proposed on the first, second and sixteenth floor of the residential building. The outdoor amenity space for the residential component of the building consists of a small (approximately 140m<sup>2</sup>) terrace on the sixteenth floor of the building adjacent the indoor amenity space. The proposal includes an overhead pedestrian walkway which would connect the 4<sup>th</sup> floor of the proposed office component of the development to the rooftop of the retained building at 602-604 King Street West. The rooftop of the building at 602-604 King Street West is proposed to used as a rooftop amenity space for the office employees.

The applicant is proposing to provide 84 commercial spaces and 29 spaces for tenants of the building, for a total of 113 spaces in a three-level underground parking garage.

Access for service vehicles would be from a proposed one-way private driveway located on the Adelaide Street frontage of the property. Passenger vehicles would enter the underground parking garage through a ramp located in the interior portion of the site. Service vehicles would access separate loading areas for the residential component and the office and retail components of the development from the private laneway which connects to Portland Street. The new building would be built over the proposed private laneway which would be a covered throughway for most of its length. The proposal anticipates that this servicing laneway would also function as part of the proposed pedestrian laneway network though the site.

The fact that the site extends from Adelaide Street West through to King Street West creates an opportunity to provide mid-block pedestrian connections through the site. The application proposes that these at-grade pedestrian laneway connections might also be used as courtyards to enhance the use of this space by the public. The principle entrances for the office and retail components of the development would be from these privately-owned internal walkways and servicing laneways. The principal entrance for the residential portion of the building will be from Adelaide Street West.

The subject site includes 8 existing rental units in 4 rowhouses located at 1 Adelaide Place, 11 Adelaide Place, 503/503A Adelaide Street West and 505 Adelaide Street West. The proposal includes the demolition of the rowhouse at 503/503A Adelaide Street West and the loss of the two rental units in that building. The applicant is proposing to replace these rental units in the rowhouse at 499 Adelaide Street West, which had been used for commercial purposes. The remaining six rental units are proposed to be retained.

The buildings to be retained on the site, including the three and a half-storey listed heritage building at 602-604 King Street West (Parisian Laundry Building) and the row house buildings at 1 Adelaide Place, 11 Adelaide Place 499 Adeliade Street West and 505 Adelaide Street West have heritage value and will be designated under the *Ontario Heritage Act* concurrently with the approval of the site-specific Zoning By-law required to approve this project. The applicant has also agreed to have a heritage easement agreement registered on the Parisian Laundry Building (602-604 King Street West).

## Site and Surrounding Area

The subject site extends from the south side of Adelaide Street West through to the north side of King Street West. The property is irregular in shape and includes frontage on Adelaide Place to the west, Adelaide Street West to the north, Portland Street to the east and King Street West to the south. The site has an area of 5,793 m<sup>2</sup> and frontage of approximately 9.5 metres on Adelaide Place, 21.7 metres on Adelaide Street West, 78.0 metres on Portland Street and 56.8 metres on King Street West. The site is an assembly of a number of properties which are developed with buildings occupied by a mix of commercial and residential uses, including:

- a three and a half-storey listed heritage building at 602-604 King Street West (Parisian Laundry Building);
- a one-storey converted warehouse building at 606 King Street West (proposed to be demolished);
- a two and half-storey converted industrial building at 620 King Street West containing business and professional offices (proposed to be demolished);
- a vacant parcel at 622A King Street West, formerly occupied by a 1-storey automobile facility (Bianchi Brothers Auto Body);
- a vacant lot at 501 Adelaide Street West used as a commercial parking lot;
- a 2-storey rowhouse at 503 and 503A Adelaide Street West (proposed to be demolished);
- 2-storey rowhouses at 505 Adelaide Street West, (part of the George Clark Houses, built 1883), 499 Adelaide Street West, 1 Adelaide Place and 11 Adelaide Place.

The site is surrounded by the following uses:

North: The northern edge of the site is defined by Adelaide Street West. On the north side of Adelaide Street West at the north-east corner of Bathurst Street and Adelaide Street West is the Factory Theatre, a house form building and a four-storey addition designated under the *Ontario Heritage Act*. Evangel



Hall, a 7-storey contemporary building which provides transitional. A 4-storey self-storage building and a surface parking lot and 2 to 3-storey rowhouses extending to Portland Street. To the east of Portland Street on the north side of Adelaide Street West is a 1-storey commercial building.

**South:** On the south side of King Street West are a number of low-rise building ranging in height from 1 to 2-storeys containing a mix of restaurants, office and residential uses. To the west of these buildings is a 16-storey mixed-use building at 621 King Street West and an 11-storey building on Stewart Street approved by the Ontario Municipal Board (file no. 2011 242716 STE 20 OZ).

**West:** To the west of the site is an 8.23 metre wide private lane and a number of converted warehouse buildings fronting on King Street West ranging from 3-4 storeys. There is a contemporary 2½ -storey office building at 636 King Street West and a new mixed use building at 650 King Street West which is comprised of a 10-storey building on King Street West and a 16-storey building on Bathurst Street. To the north of the development at 650 King Street West at the corner of Bathurst Street and Adelaide Street West (103-111 Bathurst Street) is the site for a 17-storey mixed use building (under construction). To the east of that site and immediately west of Adelaide Place is a property at 523, 525 and 252A Adelaide Street West, which has been approved as the site of a 17-storey mixed-use building (also under construction).

To the immediate west of the portion of the site at 622A King Street West (now vacant) is a single storey commercial building at 8 Waterloo Terrace. To the immediate West of the portion of the property at 502-505 Adelaide Street West are three 2-storey rowhouses.

**East:** To the east of the Adelaide Street frontage of the property a semi-detached house at 497-499 Adelaide Street West, a 2-storey office building and a two and a half-storey office building at 487 Adelaide Street West (located at south-west corner of Adelaide and Portland Streets) which is occupied by the Spirit House Bar and the Toronto School of Bartending).

To the east of the subject site on the west side of Portland Street north of King Street West is a 4½ - storey converted warehouse building at 600 King Street West occupied by commercial uses including the Bier Markt bar and restaurant and the Spoke Club. Further north is a 2-storey restaurant at 101 Portland Street (Gusto Restaurant) and three 2-storey rowhouses. 2 to 3-storey rowhouses with municipal Addresses from 98 to 106 Portland Street A surface parking lot is located north of the rowhouses at the southeast corner of Portland Street and Adelaide Street West.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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.

## **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.

Within the *Downtown*, the site is designated *Regeneration Areas* in the Official Plan which is one of the key areas expected to accommodate growth. The *Regeneration Area* designation permits a wide range of uses, including the proposed commercial uses. In order to achieve a broad mix of commercial, residential, light industrial and live/work uses, the Official Plan contains policies related to *Regeneration Areas* encouraging the restoration, re-use and retention of existing buildings that are economically adaptable for re-use as well as the revitalization of areas of the City that are vacant or underused.

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 provides policies that are aimed at ensuring that new development fits within and supports its surrounding context. Policies 3.1.2.1 to 3.1.2.4 seek to ensure that development is located, organized and massed to fit harmoniously with existing and/or planned context; frames and appropriately defines streets, parks and open spaces at good proportion; and limits impacts of servicing and vehicular access on the property and neighbouring properties.

Meeting these objectives requires creating consistent setbacks from the street, massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and /or planned street proportion, creating appropriate transitions in scale to neighbouring existing and/or planned buildings, and limiting shadow impacts on streets, open spaces and parks.

With regard to heritage resources, the City's Official Plan, policy 3.1.5.2 states that "heritage resources on properties listed on the City's Inventory of Heritage Properties will be conserved" and that "development adjacent to properties on the City's Inventory will respect the scale, character and form of the heritage buildings and landscapes."

Policy 3.1.5.8 states that "additional gross floor area may be permitted in excess of that permitted in the Zoning By-law for lands designated...*Regeneration Areas*...for a lot containing a conserved heritage building and a new development provided that:

- the application includes the conservation of a building or structure designated under the *Ontario Heritage Act*;
- additional floor area does not exceed the floor area of the designated heritage building or structure being retained;
- the by-laws are enacted at the same time as the approval of the site plan for the entire development;
- where only a portion of the conserved building or structure is kept, that portion contains the features of historic and/or architectural value or interest for which the building was designated;
- the quality, character and three-dimensional integrity of the conserved building or structure is maintained and additional density will not be granted for the incorporation of facades or historic building elements into new development; and
- where the property is within a Heritage Conservation District, the proposed development conforms to any guidelines for that district.

In 2008 Toronto City Council adopted the Standards and Guidelines for the Conservation of Historic Places in Canada as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto.

The Official Plan's Housing policies require a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, to be provided and maintained to meet the current and future needs of residents. The existing stock of housing will be maintained and replenished. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

New development that would have the effect of removing all or a part of a private building or related group of buildings, and would result in the loss of six or more rental housing units will not be approved unless: all of the rental housing units have rents that exceed mid-range rents at the time of application, or in cases where planning approvals other than site plan are sought, the following are secured: at least the same number, size and type of rental housing units are replaced and maintained with rents similar to those in effect at the time the redevelopment application is made; for a period of at least 10 years, rents for replacement units will be the rent at first occupancy increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship.

Official Plan Housing Policy 3.2.1.5 provides that significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development: will secure as rental housing, the existing rental housing units which have affordable rents and mid-range rents; and may secure any needed improvements and renovations to the existing rental housing, in accordance with and subject to the height and density incentives of Section 5.1.1 of the Plan, without pass-through of such costs in rents to tenants.

Other relevant policies utilized during the review of this development proposal include those in the “Public Realm” and “Built Form” sections of the Official Plan. These policies determine matters such as appropriate height, scale, massing, site organization, contextual fit and quality of public spaces.

The Toronto Official Plan is available on the City’s website at:  
[www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

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

The subject site is situated within the King-Spadina Secondary Plan found in Chapter 6.16 of the Official Plan. 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 specify that:

- buildings are to be located along the front property line to define edges along streets and lower levels are to provide public uses accessed from the street;

- servicing and parking are encouraged to be accessed from lanes rather than streets and minimize pedestrian/vehicular conflicts;
- new buildings will be sited for adequate light, view and privacy; compatibility with the built form context;
- new buildings will achieve a compatible relationship with their built form context through consideration of such matters of building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression;
- appropriate proportional relationships to streets and open spaces will be provided; and wind and shadow impacts will be minimized on streets and open spaces;
- streetscape and open space improvements will be coordinated in new development; and
- high quality open spaces will be provided.

A primary objective of this plan is to use the historic fabric of the area to assess new development. The particular scale, massing and street relationships of the existing heritage buildings along King Street form the basis for new development in this part of the King-Spadina Secondary Plan area. Moreover, applicable plan area guidelines articulate that new development should maintain and reinforce the existing building heights of the area in conjunction with the relationships of buildings to one another along the street and the design of buildings at the street level.

Policy 4.2 of the Secondary Plan states that "The height of buildings or structures on a lot containing one or more heritage buildings, may be increased above the height limit otherwise specified in the Zoning By-law if the historic conservation restoration and maintenance of such heritage buildings are secured through a satisfactory agreement between the owner and the City pursuant to Section 37 of the *Planning Act*."

## **Zoning**

The site is zoned Reinvestment Area (RA) by Zoning By-law 438-86, as amended (see Attachment 6). The RA Zone permits a range of residential uses, as well as commercial, institutional and limited industrial uses. As part of the RA zoning controls, density standards were replaced with built form objectives expressed through height limits and setbacks. The Zoning By-law permits a maximum building height of 23 metres for this site if a 3 metre stepback at 20 metres is provided. An additional 5 metres is permitted for rooftop mechanical elements. The Zoning By-law requires a 7.5 metre setback from the side and rear lot lines for areas over 25 metres from the street lot line.

With the exception of the property at 620 King Street West, the site is also subject to the new City-wide comprehensive Zoning By-law 569-2013. The By-law was passed by City Council on May 5, 2013 and is subject to numerous appeals and is not yet in force. By-law 569-2013 zones the property as Commercial Residential Employment (CRE). The CRE zone includes the main performance standards as the RA zone in By-law 438-86, including the overall height limit of 23 metres.

### **Rental Housing Demolition and Conversion By-law**

The Rental Housing Demolition and Conversion By-law (885-2007), contained in Chapter 667 of the City's Municipal Code, implements the City's Official Plan policies protecting rental housing. The By-law prohibits demolition or conversion of rental housing units without obtaining a permit from the City issued under Section 111 of the *City of Toronto Act*. Proposals involving the loss of six or more residential units, where one or more of the units are rental, require the submission of a Section 111 application. Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued under the Building Code Act. Any conditions, such as tenant relocation assistance will be secured in one or more legal agreements.

Usually, where a related application such as an Official Plan amendment or rezoning triggers an application under Chapter 667 for rental demolition or conversion, City Council decides on both applications at the same time. Unlike *Planning Act* applications, decisions made by the City under By-law 885-2007 are not appealable to the OMB.

The subject site includes 8 residential units of which all have been identified as rental housing. The proposal includes the demolition of two (2) rental housing units at 503/503A Adelaide Street West. The remaining six rental units are proposed to be retained. The applicant has proposed to replace the two rental units to be demolished in the two-storey rowhouse at 499 Adelaide Street West which now form part of the subject site. The applicant has submitted an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the two (2) rental housing units.

### **Heritage Conservation District Study**

The King-Spadina Secondary Plan area contains many listed and designated heritage buildings. At its meeting on August 16, 2012 Toronto City Council directed Heritage Preservation Services staff to undertake Heritage Conservation District (HCD) studies be in five priority areas. One of these areas is the King-Spadina Secondary Plan area. The Request for Proposals for the King-Spadina Heritage Conservation District Study was issued and a team led by Taylor-Hazell Architects was chosen to undertake the study. The initial findings of the study were presented and endorsed at the May 23, 2014 meeting of the Toronto Preservation Board. The subject site is located within the

boundary of the HCD Study. The consultants have now moved onto the second phase of the study, which will involve the development of two Heritage Conservation District Plans. Heritage Preservation Services staff will present the final version of the Plans and a recommendation for designation under Part V of the *Ontario Heritage Act* in the Fall of 2015.

## **TOcore**

On May 13, 2014, the Toronto and East York Community Council (TEYCC) considered a Staff Report regarding *TOcore: Planning Toronto's Downtown*, along with a related background document entitled *Trends and Issues in the Intensification of Downtown*.

Both reports are available at at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=222101f2e9745410VgnVCM10000071d60f89RCRD>. TOcore is looking at how Toronto's Downtown should grow, with both a renewed planning framework and the necessary infrastructure to remain a great place to live, work, learn and play. TOcore is in its initial 'taking stock' phase, which involves an analysis of existing conditions, growth trends and priority issues in the Downtown. The review of this application has been informed by the issues being considered under TOcore.

## **Tree Preservation**

There are seven City-owned trees located on the City boulevard adjacent the subject site. The applicants Arborist Report recommends the removal of three of these trees and the retention of four based on their condition. Urban Forestry staff have recommended that all existing street trees be removed to allow for the planting of new street trees to current City standards. Based upon these standards, Urban Forestry staff recommend that street trees be provided in the following quantities:

- King Street West – 6 or 7 trees
- Portland Street – 5 to 8 trees
- Adelaide Street West – to be determined due to access restrictions

There is one tree on the site which would qualify for protection under the City's Private Tree By-law. The tree is recommended for removal and Urban Forestry staff have concurred with the Arborists Report and recommended that an application be submitted for the removal of the tree.

Urban Forestry staff have reviewed the proposal and determined that the proposed removal of city-owned trees can be addressed through the review of an application for Site Plan Control approval. Urban Forestry staff have recommended that permits for removal or injury to private trees under the City's Private Tree By-law must be issued prior to the issuance of site plan approval. The applicant has been asked to make the applications under the Private Tree By-law as soon as possible.

## **Site Plan Control**

The proposed development is subject to site plan approval. An application for Site Plan Control has not been submitted.

## **Reasons for the Application**

The applicant has submitted a Zoning By-law Amendment application to permit a building that exceeds the permitted maximum building height of 23 metres by approximately 34.4 metres, resulting in a proposed building height of 57.4 metres, metres inclusive of the mechanical penthouse). In addition, the proposed building does not comply with other restrictions that are in effect on the lands.

## **Community Consultation**

On December 12, 2012 a community meeting was held to discuss a previous proposal by Context Development Ltd. for the subject site with a proposed building at 18-storeys in height and the two other proposals to the west at 103-111 Bathurst Street (11 289519 STE 20 OZ) and 525 Adelaide Street West (12 117029 STE 20 OZ).

Most of the questions regarding the proposed developments focused on the proposed development on the subject site, as this development was the largest of the three proposals presented at the meeting and included an interconnected network of laneways which were proposed to provide a mid-block connection and animate the interior of the block with publicly accessible open spaces and retail uses at-grade. Among the issues raised by the public with regard to the proposals presented were the following issues:

- Excessive height and density and shadow impact.
- Opportunities to include some daycare space and/or children's play space as part of the proposal?
- Noise generated by the proposed pedestrian connections given the proximity of clubs.
- Limiting delivery time for trucks using the internal laneways for servicing.
- Responsibility for maintenance of the open space connection.
- Precedent concerns around height even though heights are in the middle of the block.
- Provision of family-sized units.



- Need for a construction management agreement to address concerns regarding the impacts of the construction of the project.
- Making the buildings greener.
- The need for more office space as opposed to residential condominium units.

The Context development proposal was never submitted to the City. Later in 2012, the property at 602-604 King Street West (Parisian Laundry Building) was added to the site. The new owners of the property filed an application in August of 2013 for the larger consolidated site and a Community Consultation meeting was held on December 2, 2013. The following issues were raised at the meeting:

- Further step-backs are required on King Street West.
- Justification for additional height on this site.
- Height and shadow impacts.
- Parking supply.
- The development will set a precedent for heights.
- Addition of townhouse units at-grade.

The application was revised with various changes being made over the next several months. City Planning staff and the local Councillor asked the applicant to present the revised proposal to the public as there had been significant changes to the proposal since the previous public meeting. On March 24, 2015 the applicant presented the revised proposal at a Community meeting hosted by the local Councillor. The following matters were addressed at that meeting:

- Allied Properties confirmed they will manage the proposed residential rental units.
- There will be a pedestrian connection to Waterloo Terrace.
- Public Art is not a part of the S. 37 contribution for the project but there will be an opportunity to introduce some public art elements, probably as part of the owners efforts to animate the pedestrian walkway through the site.
- The project will deliver comprehensive streetscape improvements on Kings Street West and Portland Street.

- There are loading bays located off the internal driveway to serve the commercial and residential parts of the building.
- The applicant wants to improve the Portland Street Boulevard and will work with the City to make these changes. Boulevard parking will be proposed to be removed.
- Rooftop terraces proposed as part of the office building will not be used for restaurants or bars. These spaces are for building tenants only.

## **Changes to the Proposal**

The application was submitted in August of 2013 as a 20-storey building with a residential component which extended from Adelaide Street over the top of the proposed office building to King Street West. With regard to height, the portion of the building fronting on King Street West had a total of 16 floors (one retail floor, 11 office floors and four residential floors) with a height of 65.8 metres. The portion of the building fronting Adelaide Street West was a 20-storey residential building. The top residential floor had a height of 62.2 metres and the mechanical penthouse adds another 6.0 metres for height of 68.2 metres.

Staff had expressed a number of concerns regarding the proposed development, including concerns about overall height, massing and relationship to adjacent properties. Staff also requested that the at-grade relationship on Adelaide Street West needed to be improved as the entire frontage of the Adelaide Street portion of the property consisted of a garage door to the underground parking and the vehicular and pedestrian access to the internal private driveway. Subsequent to the original submission in August of 2013, the applicant made a number of revisions to the proposed development which resulted in additional submissions in March 2014, June 2014 and March 2015.

Through the process of dialogue with City staff and the residents as described above, the following changes have been made to the proposal,

- The height of the residential building has been reduced from 20-storeys and 62.2 metres (68.2 metres to the top of the mechanical penthouse) to 16-storeys at 53.2 metres, including the mechanical penthouse.
- The height of the office portion of the building has not significantly changed, although the double height ground floor retail component which had been proposed has been replaced with one floor of retail uses at-grade and an additional floor of office space, resulting in an additional office floor. The removal of the four floors of residential use which had been located on top of the office portion of the development has resulted in a reduction in the height of this part of the building from 68.2 metres to 57.2 metres.

- As a result of the removal of residential floors, the number of residential units has decreased from 209 to 116.
- There have been additional setbacks and stepbacks introduced to both the office and residential portions of the building which will have the effect of reducing the massing and visual impact of the buildings. These include a 2.0 metre setback at-grade on the Adelaide Street frontage to match the setback of the adjacent properties and provide for a wider sidewalk and an increase in the stepback from 2.0 metres at the 7<sup>th</sup> floor to 2.0 metres at the 4<sup>th</sup> floor and 3.5 metres at the 6<sup>th</sup> floor. The stepbacks on the office building fronting King Street West have been increased from approximately 3.5 metres to 7.2 metres at the 12<sup>th</sup> floor.
- The ground floor plane has been considerably improved by shifting the access to the underground parking garage to the interior of the site. The Adelaide Street (residential) frontage now includes a residential lobby.
- The applicant has purchased the two-storey rowhouse building at 499 Adelaide Street West, which will be incorporated into the site-specific Zoning By-law required to permit the proposed development. This building will ensure a minimum side yard setback for the benefit of the east facing residential units in this building. The building will also be designated under Part IV of the *Ontario Heritage Act* concurrently with the approval of the zoning for the subject site. This rowhouse will also accommodate the two rental replacement units being secured under Section 111 of the *City of Toronto Act*.
- The proposed gross floor area (gfa) of the development has been reduced from 45,486 m<sup>2</sup> to 40,710 m<sup>2</sup>. This reduction has been achieved by reducing the residential component of the development from 16,853 m<sup>2</sup> to 10,228 m<sup>2</sup>. The floor space index has been reduced from 7.9 to 6.6.
- The west side of the proposed office building has been set further back on the lot where the building is adjacent to the one-storey brick building at 8 Waterloo Terrace. The building will be located 5.5 metres from the centre point of the private lane adjacent this part of the property.
- The building setback has also been increased on the west side of the proposed office building adjacent King Street West. A minimum setback of 5.0 metres from the centre point of the private laneway will be required for the proposed office building in this location.
- The rear yard of the rowhouse at 506 Adelaide Street West has been proposed to be retained as an open space for the use of the tenants in the building. The underground parking garage has been pulled back from this property.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

## **COMMENTS**

### **Provincial Policy Statement and Provincial Plans**

The proposal is consistent with the Provincial Policy Statement 2014 and conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe. This application supports the Provincial Policy Statement (PPS) direction of intensification to achieve growth and urban vitality while making efficient use of existing infrastructure. This application also complies with the policies of the PPS that support intensification and require new development to be directed to appropriate locations for growth through municipal official plans.

Policy 1.3 requires provision to be made for an appropriate mix and range of employment opportunities to provide a diversified economic base. This policy also encourages compact, mixed-use development which incorporates compatible employment uses to support liveable and resilient communities.

The PPS also provides support for the provision of housing. Policy 1.4.3 requires that provision be made for an appropriate range of housing types and densities to meet projected requirements of current and future residents.

Policy 1.6.7.4 promotes a land use pattern, density and mix of uses that minimizes the length and number of vehicle trips and supports current and future use of transit and active transportation.

Provincial Policy Statement policy 2.6.1 directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Inventory of Heritage Properties are considered to be significant in this context. In the PPS 2014, *conserved* is defined as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

The proposed development complies with the above policies and other relevant policies of the Provincial Policy Statement and Plans by: making efficient use of the existing infrastructure; providing a mix of residential unit sizes and by being located on King Street West which has a streetcar line and is in proximity to streetcar routes on Spadina Avenue and Bathurst Street.

The proposed development also meets the policies of the Provincial Growth Plan. The Growth Plan promotes increasing intensification of the existing built-up area with a focus on areas of the City such as major transit station areas. The site is well served by higher-order transit, as King Street West, Spadina Avenue to the east and Bathurst Street to the west are all served by streetcar lines.

The proposed development will provide additional long-term employment opportunities in the King-Spadina Secondary Plan area and contribute to the mixed-use nature of this rapidly growing part of downtown Toronto.

## **Land Use**

The proposed development is a building which includes both a substantial office and residential component with retail uses at grade. The office component is the predominant use on the site, accounting for 57% of the overall gross floor area. The residential uses comprise approximately 25% of the gfa. The proposed uses comply with the policies of the Official Plan for development in the Downtown and Central Waterfront, with the King-Spadina Secondary Plan and with the provisions of the RA Zoning which is in place for the property. The proposed development will allow for the retention of five buildings on the site. The existing commercial building at 602-604 King Street West contains 5,370 square metres of retail and office space. The proposed development will result in the addition of 24,305 square metres of employment uses (retail and office uses) and replace office uses previously on the site

The four rowhouse buildings on the site include six existing residential rental units which will be protected under the Rental Replacement policies in the City's Official Plan.

The applicant has agreed to restrict the residential permissions on the site through the site specific By-law which permits the development. Staff requested that residential permissions be restricted to ensure that the commercial (office) and retail portions of the building could not be converted to a residential development, given the different massing implications for office versus residential uses.

Additional office development in the King-Spadina Secondary Plan area will have a positive impact by adding employment uses in a neighbourhood which has seen a significant amount of residential growth, but relatively little additional gross floor area added for employment uses. Employment uses are critical to ensuring that the King-Spadina area continues to be able to function as a mixed-use community where residents can both live and work.

## **Heritage Resources**

The buildings to be retained on the site, including the three and a half-storey listed heritage building at 602-604 King Street West (Parisian Laundry Building) and the row house buildings at 1 Adelaide Place, 11 Adelaide Place 499 Adelaide Street West and 505 Adelaide Street West have heritage value and will be designated under the *Ontario Heritage Act* concurrently with the approval of the site-specific Zoning By-law required

to approve this project. The applicant has also agreed to have a heritage easement agreement registered on the Parisian Laundry Building (602-604 King Street West).

Heritage Preservation Services (HPS) staff presented a report at the April 24, 2015 meeting of the Toronto Preservation Board recommending that City Council designate the above noted properties in conjunction with the application to amend the Zoning By-law, which is the subject of this report. The HPS report recommends that the Parisian Laundry Building at 602-604 King Street West be retained, conserved, designated under Section 29 of the *Ontario Heritage Act* and subject to a Heritage Easement Agreement. The report recommends that the properties at 499 and 505 Adelaide Street West and 1 and 11 Adelaide Place be listed on the City's Heritage Register and designated under Section 29 of the *Ontario Heritage Act*.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PB4.3>

The recommendations of that report were adopted without amendment by the Preservation Board on April 24, 2015 and subsequently adopted without amendment at the May 12, 2015 meeting of Toronto and East York Community Council. The report will be considered by Council at its meeting of June 10<sup>th</sup> and 11<sup>th</sup>.

City staff have recommended in this report that the bills for the proposed Zoning By-law amendment not be introduced until such time as a Heritage Easement Agreement has been executed.

Heritage Preservation Services staff have also requested that a Conservation Plan be provided to address the condition of the retained rowhouse buildings which are to be designated and any proposed alterations to the Parisian Laundry Building.

With regard to archaeological resources, HPS staff agree with the conclusion of the Stage 1 Archaeological Assessment that no further archaeological investigation is required.

## **Rental Housing**

A Supplementary Report will be provided prior to the June 16, 2015 Toronto and East York Community Council meeting regarding the resolution of the housing matters under Municipal Code Chapter 667.

## **Density, Height, Massing**

Staff have reviewed the proposed development in the context of efforts to maintain the mid-rise character in the West Precinct of the King-Spadina Secondary Plan area (those lands west of Spadina Avenue, most of which are subject to a 23 metre height limit). Since the approval of the King-Spadina Part II Plan in 1996, most of the approvals within this part of the King-Spadina Secondary Plan area have been for buildings with heights of less than 35 metres, or up to 10 to 12 residential storeys. Generally taller buildings in this area have been recommended for approval by staff based in part upon the heritage density bonus provisions as provided for in the King-Spadina Secondary Plan and in By-law 438-

86. This is in contrast to the emerging character of the East Precinct, (those lands within the King-Spadina Secondary Plan area east of Spadina Avenue) which are developing as a tower neighbourhood. The objective of keeping building heights lower in the West Precinct is to protect the character and scale of the existing heritage fabric of the area and to minimize impacts associated with tall buildings such as shadows on sidewalks and the loss of privacy and sky views associated with inadequate tower separation distances.

Recent approvals at the western edge of the West Precinct have resulted in somewhat taller buildings being approved. In January of 2013 the Ontario Municipal Board approved a 16-storey mixed-use building at 621 King Street West at a height of 52.8 metres and a small mechanical penthouse at a height of 53.5 metres (file no. 2011 242716 STE 20 OZ). A 17-storey mixed-use building (file no. 2011 289519 20 OZ) was approved as a settlement at the OMB at 103-111 Bathurst Street at a height of 55.6 metres (including mechanical elements). To the east of that site is a property at 523, 525 and 252A Adelaide Street West where in October of 2013 Council directed staff to prepare a By-law for a 17-storey mixed-use building 50.5 metres in height with the mechanical penthouse at a height of 55.6 metres (file no. 11 289519 STE 20 OZ). The OMB approval of the development at 621 King Street West in particular has created pressure for taller buildings in the interior portions of the West Precinct which are subject to the 23 metre height limit.

The King-Spadina Secondary Plan Area has seen substantial residential (condominium) development in the past 20 years. Additional employment uses are important in maintaining a mix of residential and employment uses and contributing to the ability of residents of the King-Spadina neighbourhood to live and work in a downtown environment.

Staff have taken into consideration the value of the proposed development as an office building which adds employment uses in an area intended to be developed as a mixed-use community and the preservation of the heritage buildings on the site. This is the same principle upon which staff recommended the approval of the office development at 489-499 King Street West (file no. 12 203376 STE 20 OZ). The proposed 12-storey office building was recommended for approval at a height of 48.5 metres to the top of the roof slab and 54.0 metres to the top of the mechanical penthouse.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.13>

As was mentioned above, staff considered the height of a 10-12-storey residential building at approximately 35 metres in height as being the maximum that would be acceptable for a residential building within the 23 metre height limit, subject to other factors such as appropriate setbacks and setbacks, shadow impacts and other built form criteria. The 14-storey office building as proposed at 57.8 metres in height is effectively recognizing the additional floor to ceiling heights height associated with an office building. Removing the permissions for residential development through the site-specific zoning By-law amendment (as agreed to by the applicant) will help to ensure that the proposed building is constructed as an office building.

The height of the proposed residential portion of the building at 47.5 metres to the top of the tallest residential floor and 53.5 metres to the top of the amenity/mechanical penthouse is beyond that which could typically be supported by staff. The applicants proposal, however, includes the retention of the listed heritage building at 602-604 King Street West (Parisian Laundry Building) and the row house buildings at 1 Adelaide Place, 11 Adelaide Place 499 Adelaide Street West and 505 Adelaide Street West. These buildings have heritage value and will be designated under the *Ontario Heritage Act* concurrently with the approval of the site-specific Zoning By-law required to approve this project. The applicant has also agreed to have a heritage easement agreement registered on the Parisian Laundry Building (602-604 King Street West). The policies of the Official Plan and the King-Spadina Secondary Plan allow for heritage density bonuses to be granted to permit additional height or gross floor area for new development where heritage buildings are being preserved and designated.

The retention and designation of the heritage buildings on the site is the rationale for staff supporting the height of the residential portion of the building on this site and in this context as described in this report.

With regard to overall massing of the building, the King Street portion of the building incorporates significant setbacks above the fourth floor and at the 12<sup>th</sup> office floor. The mechanical penthouse/amenity floor steps back at approximately 16 metres from the face of the building at the 13<sup>th</sup> floor. The residential portion of the building building is set back 1.5 metres from the property line to match the setback of the adjacent rowhouse buildings. The residential portion of the building includes stpabacks at the 4<sup>th</sup> floor, the 6<sup>th</sup> floor and 14th floor with smaller setbacks above that level.

The side yard setbacks are generally 5.0 to 5.5 metres. The side yard setbacks as proposed will ensure a minimum separation of 10 to 11 metres between the proposed building and any existing or future redevelopment on adjacent properties.

### **Sun, Shadow, Wind**

The applicant was required to submit a sun/shadow study for September 21<sup>st</sup> and June 21<sup>st</sup> for City staff to review. The study shows that there will be additional shadow impacts associated with the proposed building. These shadows will be minimized during the noon hour due to the narrow configuration of the site and will be maximized during the early morning and late afternoon hours on the properties to the east and west of the site. However, the shadows on adjacent properties are acceptable.

The City Park on the adjacent site to the west (523, 525 and 525A Adelaide Street West) was planned as part of a comprehensive block planning exercise which had envisioned a taller building on the subject site. The shadows which are cast on that park, which is still under construction, were therefore anticipated as part of the planning exercise for that facility.



A wind impact study has also been completed and it has been concluded that wind conditions along King Street West and Adelaide Street West will be suitable for sidewalks but not at the proposed building entrances during the winter months. The Portland Street sidewalk was predicted to be sheltered from adverse wind conditions. Wind speeds at outdoor terraces and rooftop amenity areas are predicted to be higher than desired for passive activities during the summer when these areas are typically used.

The report found that the proposed podiums would reduce the impact of wind resulting from the taller elements of the building, but recommended that wind control solutions be developed through wind tunnel testing and that recommendations for measures such as installing tall parapets and/or screens and using canopies, trees, trellises and landscaping could be shown in greater detail. Staff will review with the applicant necessary measures to reduce wind impacts in these locations at the site plan stage.

### **Traffic Impact, Access, and Parking**

Based upon the applicants submitted Updated Transportation Impact Study prepared by Lea Consulting (March 2014), Transportation services staff determined that the traffic impacts of the proposed development are acceptable.

The vehicular access and servicing for the site is provided by a private driveway on Adelaide Street West. All vehicles will exist on Portland Street. The private laneway at the west side of the property off King Street West will remain open for the use of the properties to the west, but vehicles using this driveway will not be able to access the private driveway on the site. Pedestrian may choose to use this laneway to access the laneways on the subject site.

The required minimum number of parking spaces for the proposed development is 164 parking spaces, consisting of 78 residential spaces, seven visitor spaces and 79 non-residential spaces. The applicant is proposing to provide 84 commercial spaces and 29 spaces for tenants of the building, for a total of 113 spaces in a three-level underground parking garage. The applicant has proposed that they will provide 49 parking spaces off-site within 300 metres of the subject site. This arrangement is acceptable to Transportation Services staff.

The applicant has proposed one Type G and two Type B loading spaces for the project. This is less than is required by the By-law. Based upon a review of loading facilities in another similar downtown location, Transportation Services staff have agreed with the applicants transportation consultant that the proposed loading facilities are sufficient to service the proposed development.

The Type G loading space is undersized, but Solid Waste staff are willing to accept the proposed Type G space subject to the applicant providing the following information to Transportation Services and Waste Management staff in support of the proposed undersized Type G loading space through the site plan control application process:

- A truck manoeuvring diagram with a truck that measures 12 metres in length x 2.4 metres in width showing that it can enter and reverse out of the Type G with no more than a 3 point turn.
- Due to the fact that the service vehicle will be blocking a portion of the driveway and will also be reversing in and out of the Type G further into the driveway during loading operations, a warning system is required near the end of the southbound driveway warning motorists that loading operations are occurring around the corner. This would entail both signage and lights.
- A flagman will be required to assist the truck when reversing out of the Type G.

Transportation Services staff have also raised the issue of parking space and drive aisle dimensions and ramp slope requirements for the ramp providing access to the underground parking levels. These issues will be addressed through the site plan control application.

### **Bicycle Parking**

The Official Plan contains policies which encourage reduced automobile dependency as well as promoting alternative modes of transportation. The policies contained within the Plan attempt to increase the opportunities for better walking and cycling conditions for residents of the City.

The applicant has proposed to provide 107 bicycle parking spaces in compliance with the requirements of By-law 569-2013. The proposed bicycle parking is satisfactory to the City and will be secured as a performance standard within the Zoning By-law Amendment.

### **Site Servicing**

Engineering and Construction Services staff have expressed concerns regarding the Functional Servicing and Storm Water Management Report submitted in support of the proposed development. This report recommends that the applicant be required to enter into a secured Agreement with the City to ensure the provision of all necessary improvements to the existing municipal infrastructure in connection with the Functional Servicing Report, to the satisfaction of the Executive Director of Engineering and Construction Services, should it be determined that improvements to such infrastructure are required to support this development. At this point, the nature and cost of such improvements is not known. The Bills to enact the required Zoning By-law Amendment will not be forwarded to Council for enactment until such time as the Executive Director of Engineering and Construction Services is confident that the proposed building can be serviced and that the applicant will pay for the required improvements to municipal infrastructure.

## **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.42 to 0.78 hectares of local parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland. The site is in a parkland priority area, as per the City Wide Parkland Dedication By-law 1020-2010.

The applicants June 2013 submission for a 12-storey office building and a 20-storey residential building with 209 units and 22946 m<sup>2</sup> of non-residential gfa on a site with a net area of 5,793 m<sup>2</sup>. At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication requirement is 0.278 hectares or 113% of the site area. However, for sites less than 1 hectare in size, a cap of 10% is applied for the residential use while the non-residential use is subject to a 2% parkland dedication. The total parkland dedication is 312 m<sup>2</sup>.

The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate, as an on-site parkland dedication requirement would not be a useable size.

The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

## **Streetscape**

On the Portland Street side of the property, the distance from the curb to the building face is about 6.5 metres which leaves enough room for the minimum 2.1 metre pedestrian clearway and tree planting zone. The applicant has expressed a desire to contribute Section 37 monies toward streetscape improvements on Portland Street. At the site plan stage the applicant will be required to submit detailed landscape and streetscape plans as well as composite utility plans.

## **Publicly Accessible Open Space**

The applicant has proposed as part of the development to provide a publicly assessable open space in the form of pedestrian walkways and driveways which run through the site. These proposed connections are part of a larger network of mid-block pedestrian connections which have been used to animate the laneways and alleys adjacent various buildings along King Street West. The applicant has proposed retail space along the southern part of this path at the base of the office portion of the building on King Street West.

## **Toronto Green Standard**

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with

financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment. The applicant is required to meet Tier 1 of the TGS.

Applicable performance measures for the following Tier 1 development features: Automobile Infrastructure, Cycling Infrastructure, the Storage and Collection of Recycling and Organic Waste and the Bird Friendly Design, will be secured through the Site Plan Approval process.

### **Section 37**

Section 37 of the *Planning Act* allows the City to grant increased density and/or height in exchange for community benefits. Community benefits are specific capital facilities (or cash contributions for specific capital facilities) and can include: parkland and/or park improvements above and beyond the parkland dedication; public art; streetscape improvements on the public boulevard not abutting the site; and other works detailed in Section 5.1.1.6 of the Official Plan. Section 37 may also be used as may otherwise be agreed upon, subject to the policies contained in Chapter 5 of the Official Plan.

The community benefits recommended to be provided and secured in the Section 37 Agreement are as follows:

- i. An indexed cash contribution, of \$250,000 for community services and facilities in Ward 20 to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the General Manager, Parks, Forestry and Recreation, in consultation with the Ward Councillor, payable at the first above grade building permit.
- ii. Above base streetscape improvements on Portland Street adjacent the subject site to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor.
- iii. An indexed cash contribution of \$50,000.00 for the maintenance of or the provision of new affordable housing in Ward 20, payable at the first above grade building permit.
- iv. An indexed cash contribution of \$50,000.00 toward the Toronto Community Housing (TCHC) revolving capital fund for repairs to TCHC housing in Ward 20, payable at the first above grade building permit.
- v. In the event the cash contributions referred to in Section (i) and (ii) above has not been used for the intended purpose within three (3) years of this by-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief

Planner and Executive Director of City Planning, in consultation with the local Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.

The above noted of \$350,000 cash contribution is to be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto, calculated from the date of the introduction of Bills to the date of payment.

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

- i. Prior to the issuance of Final Site Plan Approval, the owner shall have:
  - Completed all heritage-related pre-approval conditions contained in a Notice of Approval Conditions for Site Plan Control to the satisfaction of the Manager, Heritage Preservation Services.
  - Provided Final Site Plan drawings including drawings related to the approved Conservation Plan to the satisfaction of the Manager, Heritage Preservation Services.
  - The related Zoning By-law amendments giving rise to the proposed alterations shall be in full force and effect in a form and with content acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning in consultation with the Manager, Heritage Preservation Services.
- ii. Prior to the issuance of a Heritage Permit, the owner shall have:
  - Provided full building permit drawings, including notes and specifications for the protective measures keyed to the approved Conservation Plan, including a description of materials and finishes, to be prepared by the project architect and heritage consultant to the satisfaction of the Manager, Heritage Preservation Services.
  - Provided a Letter of Credit, indexed annually, in a form and amount satisfactory to the Manager, Heritage Preservation Services to secure all work included in the Conservation Plan.
- iii. Prior to the release of the Letter of Credit, the owner shall have:

- Provided a letter of substantial completion prepared and signed by the heritage consultant confirming that the conservation work has been completed in accordance with the Conservation Plan and has maintained an appropriate standard of conservation, to the satisfaction of the Manager, Heritage Preservation Services.
  - Provided replacement Heritage Easement Agreement photographs to the satisfaction of the Manager, Heritage Preservation Services
- iv. Prior to site plan approval, the applicant shall address the requirements for the removal of private trees on the site and adjacent the property as required by the City of Toronto Private Tree By-law as outlined in the memorandum from Urban Forestry Services staff dated April 1, 2015.
  - v. The applicant shall provide appropriate screening between the at-grade uses at the west side of the building and the residents to the west on Adelaide Place and Adelaide Street West.
  - vi. A lighting plan will be submitted and approved through the site plan approval process to address the issue of safety and amenity for the proposed interior passages through the site used by vehicles and pedestrians.
  - vii. The applicant is required to undertake wind tunnel testing as recommended in the Pedestrian Level Wind Conditions – Letter of Opinion prepared by RWDI and implement the recommended mitigation measures as identified as a result of this analysis, to be secured through site plan approval.
  - viii. The applicant will provide the following information to Transportation Services and Waste Management staff in support of the proposed undersized Type G loading space through the site plan control application process:
    - A truck manoeuvring diagram with a truck that measures 12 metres in length x 2.4 metres in width showing that it can enter and reverse out of the Type G with no more than a three point turn.
    - Due to the fact that vehicles will be blocking a portion of the driveway and will also be reversing in and out of the Type G further into the driveway during loading operations, a warning system is required near the end of the southbound driveway warning motorists that loading operations are occurring around the corner. This would entail both signage and lights.

- A flagman will be required to assist the truck when reversing out of the Type G.
- ix. The applicant is required to enter into a construction management agreement to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor, prior to site plan approval.
- x. Prior to condominium registration, the owner shall convey to the City a public pedestrian easement for the life of the building securing access to the publicly accessible private open space to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

## **Conclusion**

Staff recommend that this proposal for a 14-storey office building and 16-storey residential building with retail uses at grade at 602-622 King Street West, 499, 503 and 505 Adelaide Street West and 1 and 11 Adelaide Place be approved. The proposed development is an appropriate intensification of the currently underutilized site. The proposal conforms with Official Plan goals of revitalizing *Regeneration Areas* of the City and will make a significant addition to employment space in this part of the downtown. The applicant has made a number of amendments to the massing of the building in response to comments from City staff. The retention and designation of the buildings at 499 and 505 Adelaide Street West and 1 and 11 Adelaide Place and the designation and registration of a heritage easement agreement on the listed heritage building at 602-603 King Street West (Parisian Laundry Building) will contribute to the character of the building and make an ongoing contribution to the character of the King Street West streetscape.

## **CONTACT**

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## **SIGNATURE**

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

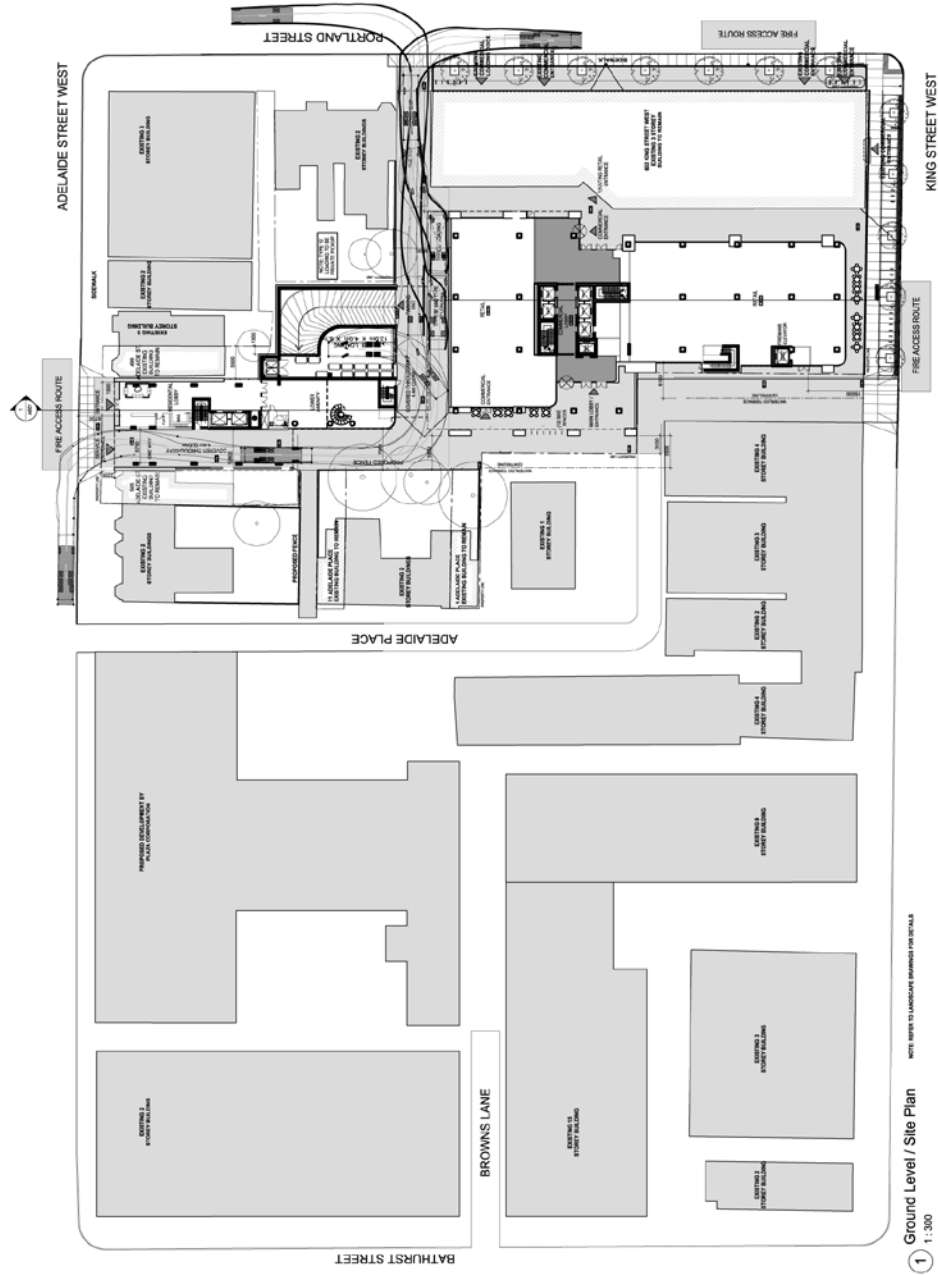
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## **ATTACHMENTS**

- Attachment 1: Site Plan
- Attachment 2: North Elevation
- Attachment 3: South Elevation
- Attachment 4: East and West Elevations
- Attachment 5: Zoning
- Attachment 6: Application Data Sheet
- Attachment 7: Draft Zoning By-law Amendment



## **Attachment 1: Site Plan**



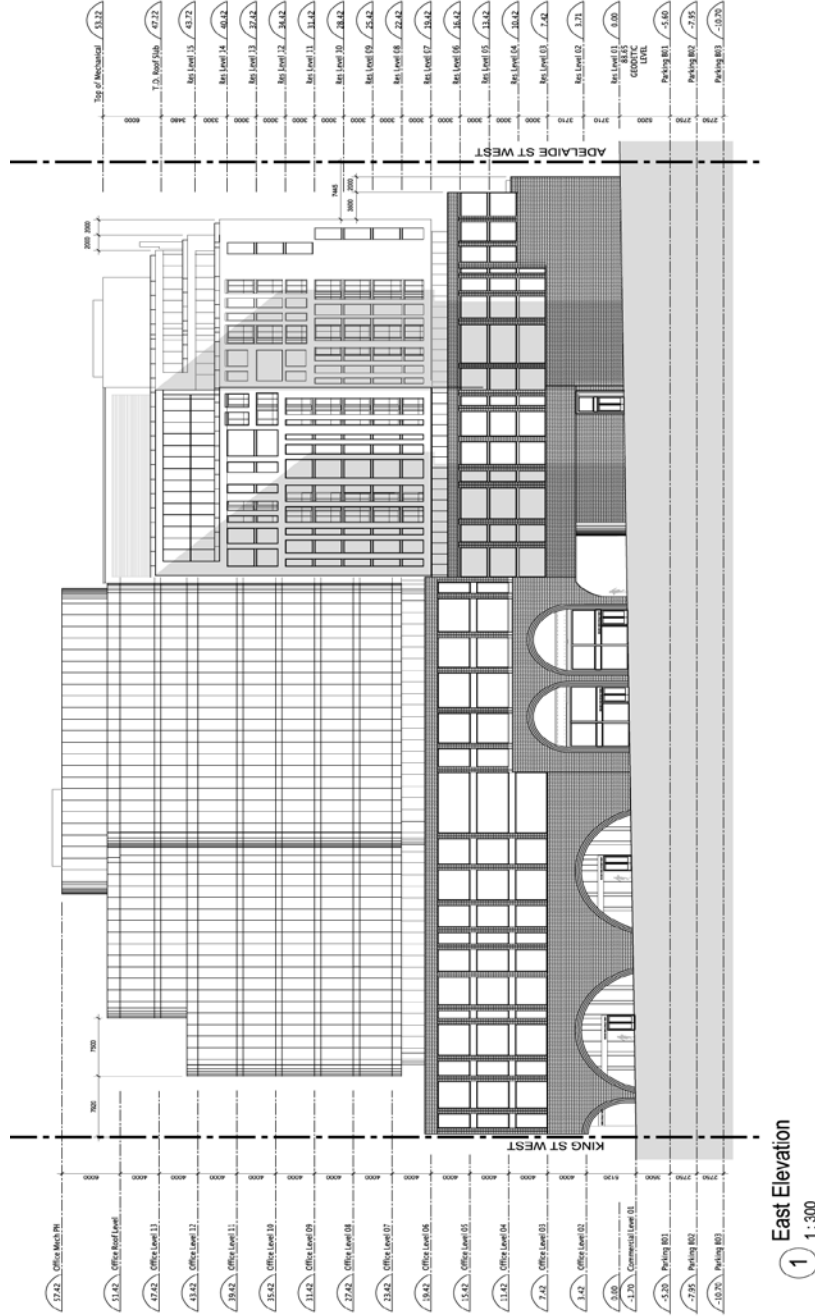
# 602-622 King Street West

**Site Plan**  
 Applicant's Submitted Drawing

Not to Scale  
 03/26/2015

File # 13 215423 0Z

# Attachment 2: East Elevation



East Elevation

602-622 King Street West

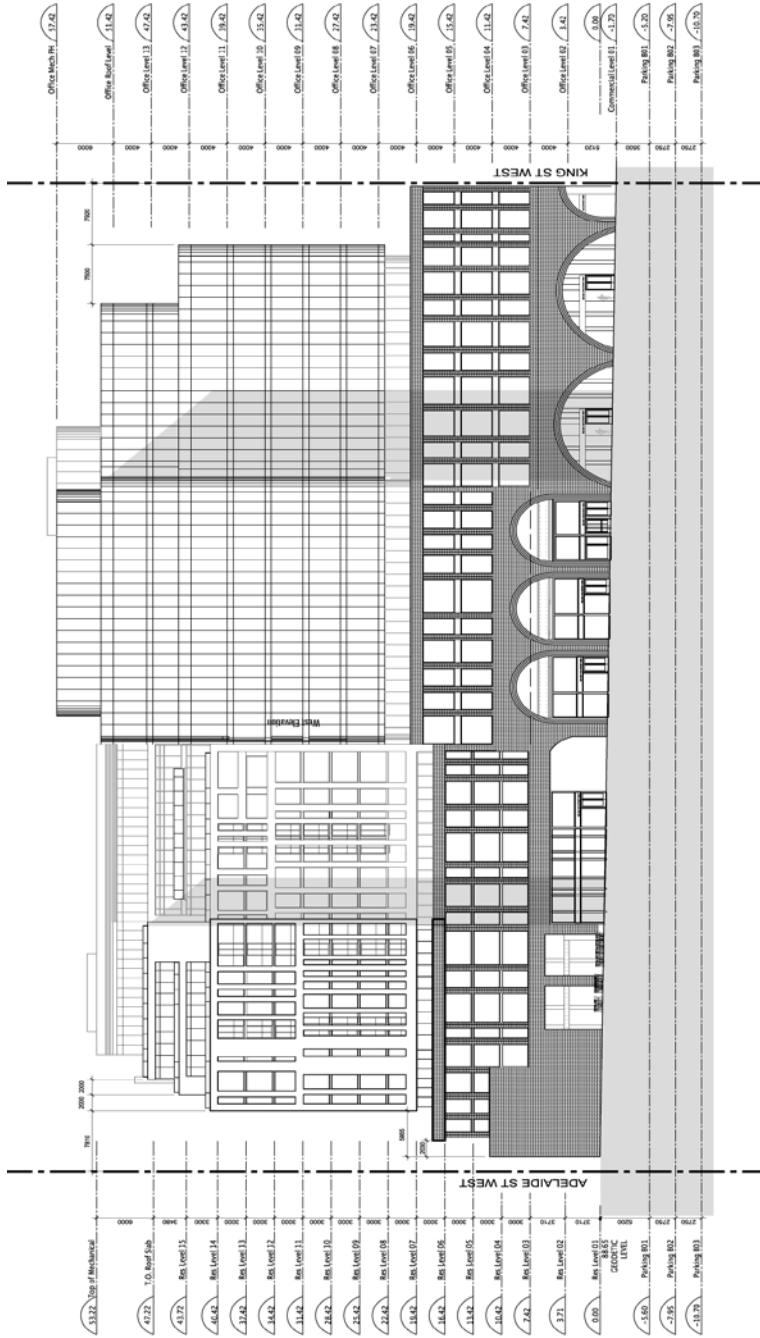
East Elevation

Applicant's Submitted Drawing

Not to Scale  
03/26/2015

File # 13 215423 0Z

# Attachment 3: West Elevation



2 West Elevation  
1:300

West Elevation

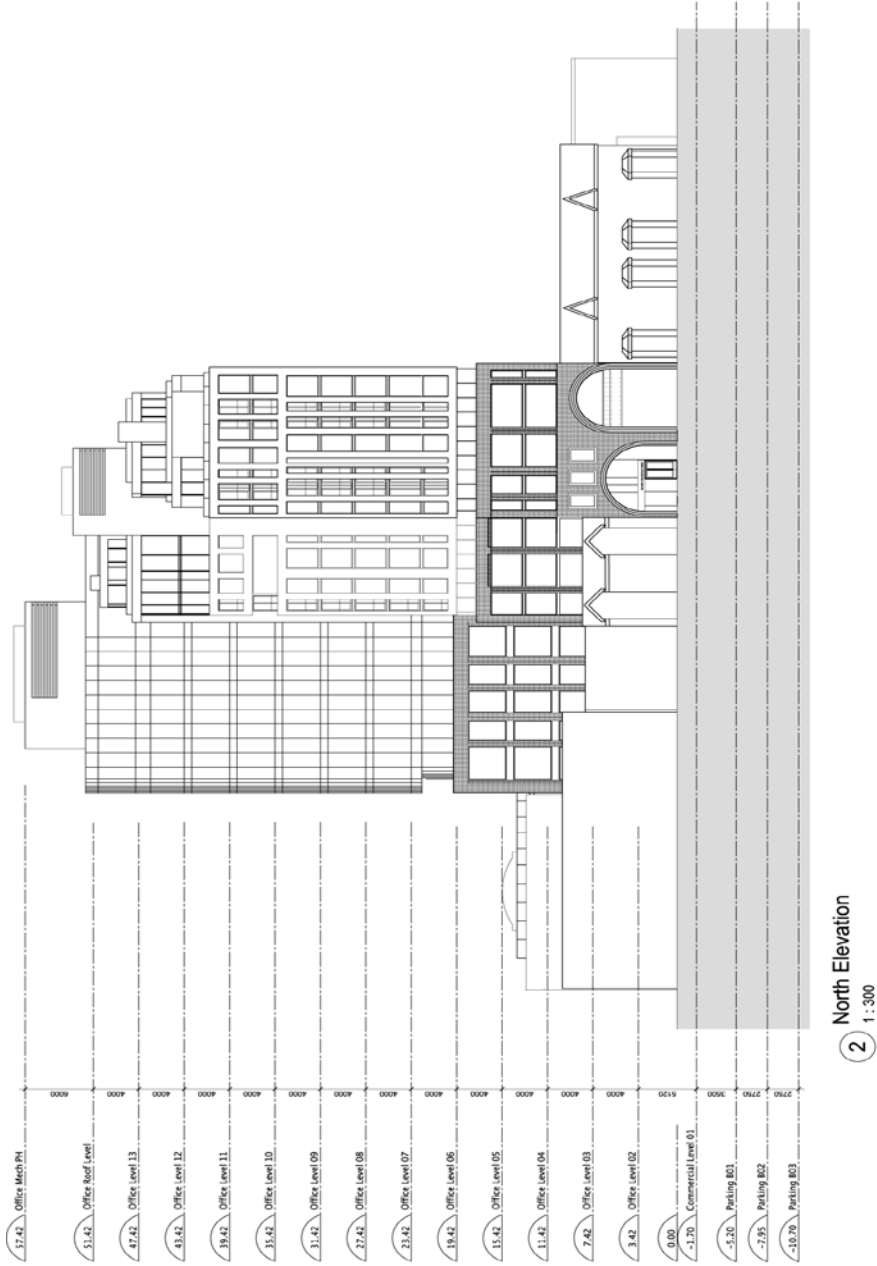
**West Elevation**  
**602-622 King Street West**

Applicant's Submitted Drawing

Not to Scale  
03/26/2015

File # 13 215423 0Z

# Attachment 4: North Elevation



North Elevation

2 North Elevation  
1 : 300

North Elevation

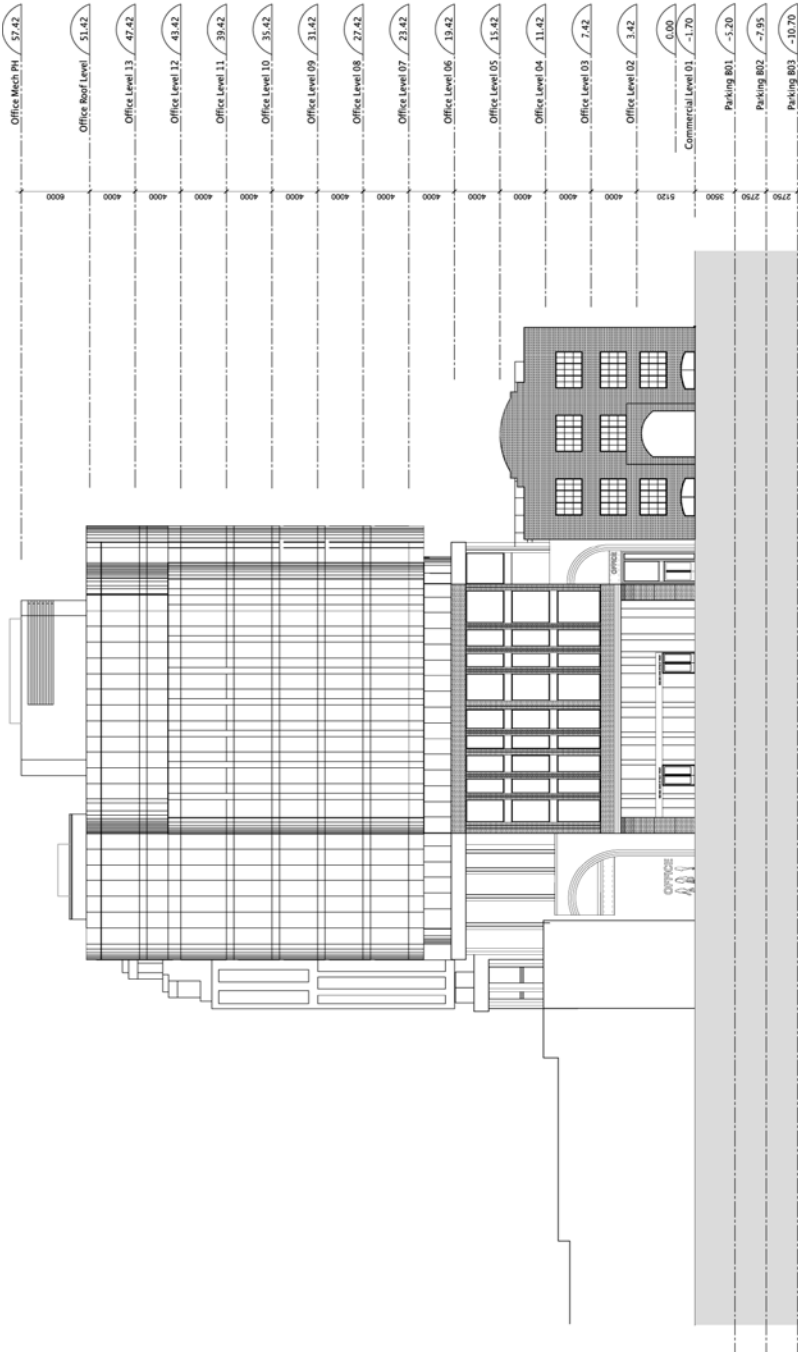
Applicant's Submitted Drawing

Not to Scale  
03/26/2015

602-622 King Street West

File # 13 215423 0Z

# Attachment 5: South Elevation



1 South Elevation  
1 : 300

South Elevation

602-622 King Street West

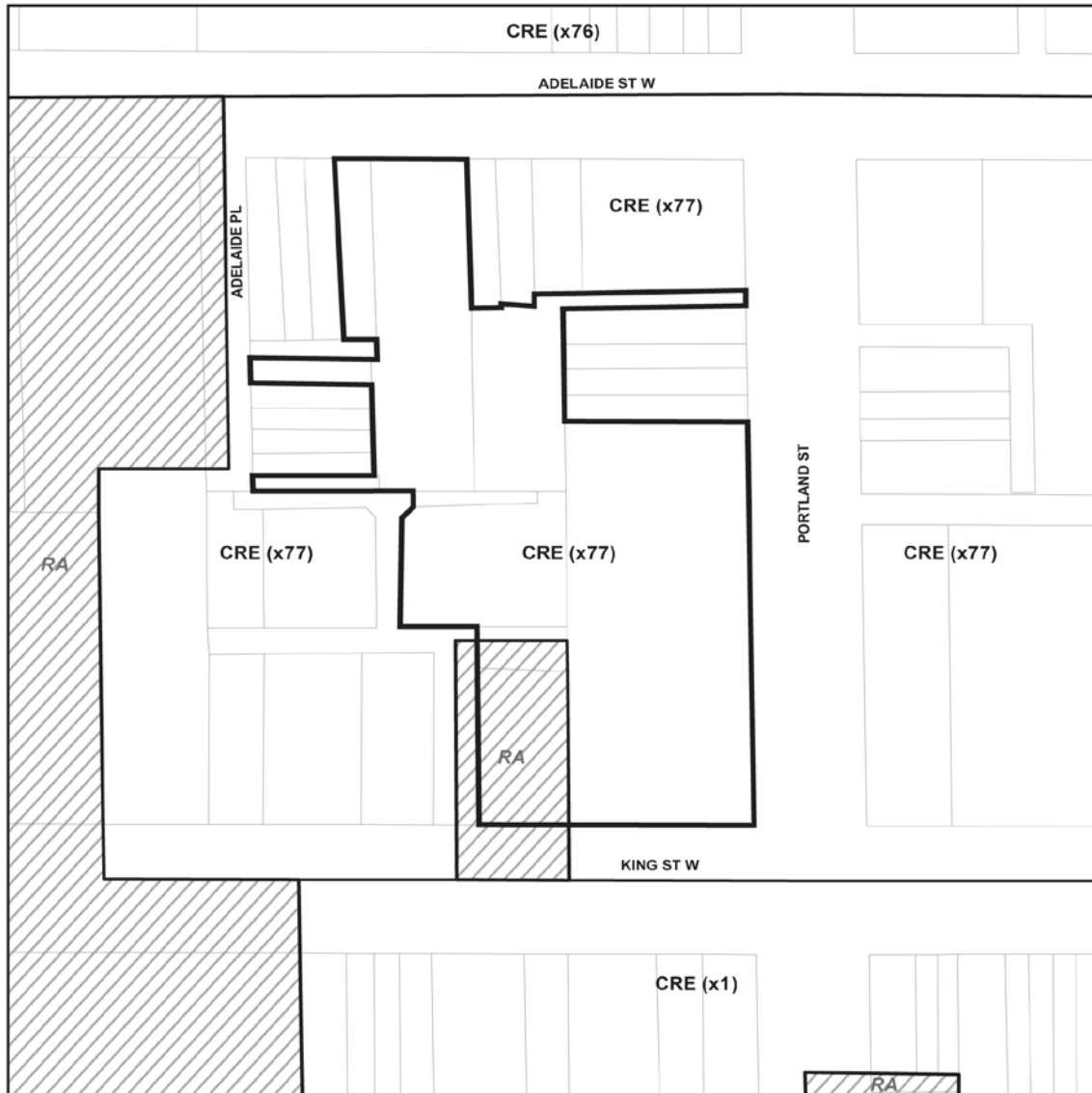
South Elevation

Applicant's Submitted Drawing

Not to Scale  
03/26/2015

File # 13 215423 0Z


## Attachment 6: Zoning



**TORONTO** City Planning  
**Zoning By-law 569-2013**

**602-622 King Street West**  
 File # 13 215423 STE 20 0Z

- |   |   |
|---|---|
|  Location of Application |  See Former City of Toronto Bylaw No. 438-86 |
| <b>CRE</b> Commercial Residential Employment  | <b>RA</b> Mixed-Use District  |

  
 Not to Scale  
 Extracted 10/22/2013

## Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	13 215423 STE 20 OZ
Details	Rezoning, Standard	Application Date:	August 2, 2013
Municipal Address:	602-622 KING ST WEST, 499 and 505 ADELAIDE STREET WEST AND 1 AND 11 ADELIAD E PLACE		
Location Description:	PL MILITARY RESERVE PT LTS 7 & 18 SECTION G **GRID S2014		
Project Description:	A Zoning Amendment application for a mixed-use development that includes a 13-storey office building adjoined by a 15-storey residential building. The proposed development shall include new residential gross floor area of 10,288m <sup>2</sup> . 116 units proposed. 23,041m <sup>2</sup> of new office/retail space is proposed along with 113 parking spaces. The proposal includes the retention and designation of the listed heritage building at 602-604 King Street West and the heritage buildings 499 and 505 Adelaide Street West and 1 and 11 Adelaide Place. An application for Rental Housing Demolition and Conversion has also been filed.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
GOODMANS LLP		HARIRI PONTARINI ARCHITECTS	RA KING/PORTLAND NOMINEE LTD

### PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	569-2013
Zoning:	RA	Historical Status:	Y
Height Limit (m):	23	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	6135	Height:	Storeys:	15
Frontage (m):	0		Metres:	57.4
Depth (m):	0			
Total Ground Floor Area (sq. m):	3662			<b>Total</b>
Total Residential GFA (sq. m):	11035		Parking Spaces:	113
Total Non-Residential GFA (sq. m):	29675		Loading Docks	3
Total GFA (sq. m):	40710			
Lot Coverage Ratio (%):	60			
Floor Space Index:	6.6			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	52
2 Bedroom:	54
3 + Bedroom:	10
Total Units:	116

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	11035	0
Retail GFA (sq. m):	1264	0
Office GFA (sq. m):	28411	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	Dan Nicholson, Senior Planner
	<b>TELEPHONE:</b>	(416) 397-4077



## **Attachment 8: Draft Zoning By-law Amendment**

(To be available June 16, 2015 at Toronto and East York Community Council)