

**424-460 Adelaide Street East - Zoning Amendment
Application – Final Report**

Date:	May 29, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	10 215620 STE 28 OZ

SUMMARY

This application proposes to permit a two-tower residential condominium development of 19 and 21 stories with 779 square metres of ground floor retail space, 527 residential dwelling units and 286 parking spaces in three levels underground parking at 424-460 Adelaide Street East.

The proposal is consistent with Official Plan policies including the King-Parliament Secondary Plan, the King-Parliament Urban Design Guidelines and offers public realm improvements including a publicly accessible mid-block connection at the west end of the site and a privately owned publicly accessible space at the northwest corner of Adelaide Street East and Ontario Street.

This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law



- 438-86 and, as applicable, site specific zoning by-law 927-2002 for the lands at 424-460 Adelaide Street East substantially in accordance with the draft Zoning By-law Amendment to be provided at the June 16, 2015 Toronto and East York Community Council Meeting.
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. 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 to secure the following facilities, services and matters:
 - a. prior to the issuance of the first above-grade building permit, the owner shall pay to the City the sum of \$950,000 to be allocated as follows:
 - i. \$500,000 towards the redevelopment of the site of Canada's First Parliament Buildings, municipally known as 25 Berkeley Street and 265 and 271 Front Street East, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor;
 - ii. \$300,000 towards local streetscape and/or parkland improvements at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor;
 - iii. \$100,000 towards the implementation of the Heritage Interpretation Master Plan for Old Town Toronto and/or the Heritage Lighting Master Plan for Old Town Toronto, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor; and
 - iv. \$50,000 towards the redevelopment of the North St. Lawrence Market, at the discretion of the Chief Planner and Executive Director, City Planning and the Director, Facilities Design and Construction Facilities Management Division, in consultation with the Ward Councillor;
 - b. the payment amounts identified in a. above shall be indexed upwardly in accordance with the Non-Residential Construction Price Index for Toronto, calculated from the date of execution of the Section 37 Agreement to the date of payment;
 - c. in the event the cash contributions referred to in a. 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, City Planning, in consultation with the Ward Councillor, provided that the

purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands;

- d. the Owner shall provide and maintain to the satisfaction of the Chief Planner and Executive Director, City Planning, an accessible public pedestrian walkway on the west portion of the subject property which shall have a minimum width of 1.5 metres and a minimum height of 4.5 metres and shall provide a direct at-grade connection between Adelaide Street East and the Public Laneway adjacent to the north property line of the subject site generally within the area identified as "Privately Owned Publicly Accessible Walkway at Ground Level" on Map 2 of the Zoning By-law amendment, with the specific location, configuration and design to be determined in the context of a site plan approval pursuant to Section 114 of the City of Toronto Act, 2006, as amended and, as applicable, Section 41 of the Planning Act, as amended, and secured in a Site Plan Agreement with the City;
- e. the Owner shall provide and maintain to the satisfaction of the Chief Planner and Executive Director, City Planning, a publicly accessible pedestrian clearway across private property on those portions of Adelaide Street East abutting the subject property that do not contain adequate sidewalk widths to accommodate pedestrian activity and/or street trees, generally within the area identified as "Pedestrian Walkway Easement for Public Access" as shown on Map 2 of the Zoning By-law amendment, with the specific location, configuration and design to be determined in the context of a site plan approval pursuant to Section 114 of the City of Toronto Act, 2006, as amended and, as applicable, Section 41 of the Planning Act, as amended, and secured in a Site Plan Agreement with the City;
- f. the Owner shall provide and maintain to the satisfaction of the Chief Planner and Executive Director, City Planning, a privately owned publicly accessible (POPS) courtyard area as generally identified as "Privately Owned Publicly Accessible Space at Ground Level" on Map 2 of the Zoning By-law amendment, with the specific location, configuration and design to be determined in the context of a site plan approval pursuant to Section 114 of the City of Toronto Act, 2006, as amended and, as applicable, Section 41 of the Planning Act, as amended, and secured in a Site Plan Agreement with the City;
- g. prior to registration of the first condominium on the lands, the Owner shall have completed construction of the publicly accessible walkway, clearway and courtyard referred to in d, e and f above and shall convey public access easements to the City for nominal consideration, at no cost to the City and free and clear of encumbrances to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor,

including rights of support as applicable, on such terms and conditions as set out in the section 37 agreement, including provision for deposit of reference plans, environmental obligations as well as insurance and indemnification associated with public access easements; and

- h. in support of development, the Owner shall pay for and construct any improvements to the existing municipal infrastructure determined to be necessary as set out in a Functional Servicing Report accepted by the Executive Director Engineering and Construction Services.
4. Before introducing the necessary Bills to City Council for enactment, require the applicant to clearly identify the impact of the new development on the existing municipal sewer infrastructure and determine if upgrades are required to be secured through the Site Plan Approval, to the satisfaction of the Executive Director, Engineering and Construction Services.
5. City Council authorize the appropriate City Officials to take such actions as are necessary to implement the foregoing, including the implementation of the Section 37 agreement.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The subject property was a component of an office/retail development proposal, known as Innovation Square, approved in October 2002, for the properties at 381-411 Richmond Street East and 424-460 Adelaide Street East. The approval consisted of three phases:

- Phase 1 - a 15-storey (64 metre) tower at 381 Richmond Street East and the retention of the designated 3-storey heritage warehouse building at 411 Richmond Street East;
- Phase 2 - an 11-storey (47 metre) tower on the vacant parcel at 460 Adelaide Street East; and
- Phase 3 - a 13-storey (56 metres) tower to replace the existing two-storey building at 424 Adelaide Street East.

The proposal also had several unique architectural features, including gallerias, solar sails and skylights, permitting additional heights up to 81, 58 and 73 metres for each phase respectively.

None of the Innovation Square approvals have moved forward to construction. The current application involves the development of the Phase 2 and 3 lands, which is approximately half of the Innovation Square site.

ISSUE BACKGROUND

Proposal

Larino Holdings Corp., a subsidiary of Greenpark, is the owner of the subject property at 424-460 Adelaide Street East. They are proposing a residential condominium development consisting of two towers (21 and 19 storeys), including a podium ranging in height from one to nine storeys. The podium component of the building is two storeys between the two towers, nine storeys at the rear of the site, seven storeys along the Adelaide Street East frontage adjacent to the west tower and six storeys along the Adelaide Street East and Ontario Street frontage of the east tower.

Both towers are slab-like in form, each oriented in a north-south direction on either edge of the property. The west tower is proposed at 21 storeys or 67 metres (72 metres with the mechanical penthouse, 75 metres including the elevator machine room) and has a tower floorplate of 886 square metres. It is setback 3.5 metres from the front (south) property line, 5.6 metres from the side (west) property line, and 10 metres from the rear (north) property line. The tower steps back above the 19th storey.

The east tower is proposed at 19 storeys or 60 metres (66 metres with mechanical and 69 metres including the elevator room), with a tower floorplate of 823 square meters. The tower is setback 14.5 metres from the front (south) property line, 2.8 metres from the east property line and 3.9 metres from the rear (north) property line adjacent to the laneway. The tower steps back from Adelaide Street East above the 17th storey.

Overall, the project is proposing 35,632 square meters of residential gross floor area and 852 square metres of retail space in 8 retail units along Adelaide Street East. A total of 527 residential units are proposed, with a mix of 72 studio units (14%), 360 one-bedroom units (68%), 49 two-bedroom units (9%) and an additional 46 two-bedroom and two-bedroom plus den units (9%) that are capable of being designed as 3-bedroom units in compliance with the provisions of the Ontario Building Code. Four of these units are proposed along the eastern edge of the property, with direct pedestrian access to Ontario Street.

The applicant is proposing 1,065 square meters of indoor amenity space which includes a pet washing and grooming area on the P1 level, a theatre, billiard room and lounge on the ground floor, and a party room on the third floor. Each tower also contains a small indoor area with a washroom located on the mechanical penthouse floor connected to the rooftop outdoor amenity areas. This meets the by-law standard of 2 square metres per dwelling unit.

The applicant is proposing 825 square metres of outdoor amenity area including 430 square metres on the third floor and 395 square metres on the roofs of the towers. A 257 square metre privately owned publicly-accessible space (POPS) courtyard area is proposed for the southeast corner of the property at the corner of Adelaide Street East and Ontario Street. Pedestrian access to the building would occur immediately west of this

courtyard into a central residential lobby. This lobby could also be accessed from the rear of the site.

There is an existing public laneway to the rear of the property running in an east-west direction and accessed from Ontario Street. The applicant is proposing a mid-block connection along the west end of the site that would link Adelaide Street East to the public laneway.

The vehicular access to the building is proposed from the public laneway to a drop-off facility at the rear of the building, a type G loading space and a ramp to the three levels of underground parking. A total of 286 vehicular parking spaces are proposed, comprised of 34 spaces for visitors and 252 for residents.

A total of 525 bicycle parking spaces are proposed with 186 located at grade including 114 spaces for visitors and 8 for retail uses. The remainder of the spaces would be located in the underground parking areas.

The applicant had originally considered phasing the construction of the development, as discussed in the preliminary report for this application. However, phasing of the project is no longer being considered.

Attachments 1-6 show the proposed perspective view of the building, site plan and elevations for the project. For a summary of the application details, please refer to the Application Data Sheet in Attachment 9.

Site and Surrounding Area

The subject property is flat and rectangular in shape. It is 0.43 hectares (1.06 acres) in size with approximate dimensions of 72 metres along Adelaide Street East and 60 metres along Ontario Street.

A two-storey, yellow-brick warehouse building was located on the western portion of the site but was recently demolished. The eastern half of the site was a surface parking lot and contained a temporary sales centre for the proposed development. The applicant has recently begun remediation work on the soil and has excavated the entire site. There are 12 existing trees in the vicinity of the property, six smaller trees on the property and six within the City's landscaped right-of-way along the Ontario Street frontage.

The property is contained within the larger block bounded by Richmond Street East to the north, Sherbourne Street to the west, Adelaide Street to the south and Ontario Street to the east. The block is in the centre of the King-Parliament area, a district characterized by historic red-brick buildings, retrofitted former warehouses used for commercial, office and institutional uses and more contemporary residential buildings. Within the immediate context, the following uses surround the site:

North: directly north is a six metre wide public laneway accessed from Ontario Street, which also provides vehicular access to properties at 406 Adelaide Street East, 313 and 323 Richmond Street East, and 381-411 Richmond Street East (it does not extend through the block to Sherbourne Street); north of the lane is a three-storey, red-brick designated heritage building at 411 Richmond Street East and a two-storey, red-brick building; further west, on the south side of Richmond Street East, is a 14-storey residential building (the 'Richmond' at 323 Richmond Street East) with retail at-grade, which was originally designed for office uses;

West: adjacent to the subject property at 406 Adelaide Street East is a recently constructed 19-storey residential building with retail and an open space courtyard at-grade fronting Adelaide Street East (file numbers 06-163120 STE 28 OZ and 07-275041 STE 28 SA); further west is a five-storey red-brick heritage building currently used as an office with some retail at grade, with an expired conditional site plan approval for a five-storey office addition to the rear (file # 07-287281 STE 28 SA);

South: the south side of Richmond Street East contains a mix of two to five-storey warehouse-type buildings; there is also a rezoning application for a 27-storey residential building with ground floor retail at 25 Ontario Street (file # 11 327900 STE 28 OZ).

East: across Ontario Street from the subject property, abutting Adelaide Street East are two and four-storey buildings containing non-residential uses; further north on the east side of Ontario Street is a seven-storey office building and a vacant lot subject to a rezoning application for a 25-storey residential building with ground level retail uses (file # 15 113777 STE 28 OZ).

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 subject property is located within the “Downtown and Central Waterfront” area on Map 2 – Urban Structure in the Official Plan and is designated “Regeneration Area” on Map 18 – Land Use Plan. This structure and designation anticipates re-development in the area, permits a range of residential, commercial, employment and institutional uses, and provides criteria to direct the form and quality of development.

Built form policies in the Official Plan state that new buildings should: be massed to fit harmoniously into their existing context; acknowledge the prominence of corner and terminus sites; create appropriate transitions in scale to neighbouring buildings; ensure adequate access to sky view; provide attractive and comfortable pedestrian amenities; and create interesting and functional open spaces.

The Toronto Official Plan is available on the City’s website at:
www.toronto.ca/planning/official_plan/introduction.htm

King-Parliament Secondary Plan and King-Parliament Community Improvement Plan

The proposed development is also subject to the criteria contained within the King-Parliament Secondary Plan, which identifies the site as being part of the ‘Jarvis-Parliament Regeneration Area’. Policies within the plan speak to new development: providing adequate light, view and privacy for neighbouring properties; achieving a compatible relationship with their built form context through consideration of height, massing, scale, setback and stepbacks, roof line and profile, and architectural character and expression; creating inviting open spaces and streetscapes which meet high standards of urban design; and promote greening, landscape enhancement, access, orientation and confidence of personal safety for residents, visitors and area workers.

The King-Parliament Community Improvement Plan provides several themes for redevelopment within the King-Parliament area, particularly with respect to improving physical identity and pedestrian amenity through improved paving materials and lighting.

Design Guidelines

New development in this area should be consistent with the King-Parliament Urban Design Guidelines, which provide more detailed built form criteria for re-development. The subject property is adjacent the Old Town of York ‘Area of Special Identity’, an area bounded by George Street to the west, Front Street East to the south, Berkeley Street to the east and Adelaide Street East to the north, the area considered to be the original 10 blocks of the City of Toronto. Specifically, the guidelines speak to new development respecting the historical and urban design significance of the area, reinforcing the scale and continuity of street wall enclosure along the street and acknowledging potential view termini.

The proposal is also subject to the city-wide Tall Building Design Guidelines. This document establishes a set of Council-approved guidelines which outline built form

principles for the siting and design of buildings higher than the adjacent street's right of way width. Among other goals, these guidelines seek to reduce the impacts of tall building proposals on adjacent development, while encouraging design excellence. Assessment using these guidelines is based on issues such as height transition, tower separation, building orientation, servicing, amenity space, massing, light and privacy, landscaping, weather protection and shadow impacts.

Zoning

Under the former City of Toronto Zoning By-law 438-86, as amended, the site is zoned RA (Reinvestment Area), which permits a wide array of commercial, light industrial, institutional and residential uses. This underlying zoning specifies a maximum height of 26 metres across the entire subject property. The RA zone does not have provisions for permitted density. Site-specific Zoning By-law 927-2002 was enacted by Council in October 2002, permitting a three-phase office development consisting of building heights ranging from 11 to 15 storeys (47 to 64 metres, with additional height allowances up to 81 metres for design features and mechanical equipment).

Section 12(2) 246 of Bylaw 438-86 contains requirements for buildings in the King-Parliament area with regard to upper level setbacks, building depth, parking and loading. A three metre upper level setback from the property line abutting a street is required for that portion of a building exceeding 20 metres in height. In addition, a building is not permitted to exceed 50 metres in depth.

Attachments 6 and 7 provide excerpts of the zoning including the permitted use and height maps for the site and vicinity.

Site Plan Control

The proposed development is subject to site plan control. An application for site plan control has been submitted and is under review by City staff (file # 12 139600 STE 28 SA).

Reasons for Application

The Zoning By-law Amendment application is required to permit the proposed 21 and 19-storey mixed use building and establish the appropriate development standards. Increases in height to allow for a building of up to 72 metres tall and changes to building setbacks from the property lines are among the more significant changes to the zoning by-law being requested by the applicant.

Community Consultation

A community consultation meeting was held on January 12, 2010. The meeting was attended by approximately 20 people.

Issues raised/comments include:

- Lack of parking on Ontario Street;

- Need for family sized units;
- Animation of ground floor uses and plaza;
- Should seek high level of LEED or TGS;

- Tower heights and shadowing; and
- Materiality of podium should compliment surrounding brick buildings.

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 Provincial Policy Statement provides direction for the orderly growth and disposition of land within the Province of Ontario. Furthermore, the PPS states, in Section 4.7, that the Official Plan is the most important vehicle for implementing the Provincial Policy Statement. This application represents an intensification of an underutilized piece of land, provides a mix of uses and meets the intent of the Official Plan. The proposal is consistent with the PPS.

The City of Toronto is designated as a growth area in the Growth Plan for the Greater Golden Horseshoe. The vision provided by the growth plan aims to create vibrant, complete communities. The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Land Use

The proposal includes residential and retail uses. The proposed mix of residential and retail uses is consistent with the land use provisions of the Official Plan and Zoning By-law for this area and site.

Height, Massing and Built Form

The site is located within the Downtown and Central Waterfront and is designated Regeneration Areas in the City of Toronto Official Plan. Both of these Official Plan designations are identified as areas that will accommodate growth.

The underlying zoning in by-law 438-86 is RA (Reinvestment Area) which does not have a maximum permitted density. The site-specific Zoning By-law 927-2002, on a site including this property, permits a three-phase office development with a density of 7.1 times the site area. This proposal has a density of 8.5 times the lot area which reflects a height, massing and built form character consistent with the City of Toronto Official Plan and design guidelines as discussed below. The density proposed by the applicant is in keeping with the range of other similar mixed use and residential developments in the area including the recent development on the site immediately to the west at 406

Adelaide Street East which has a density of 7.95 and the development approved by Community Council at 25 Ontario Street which has a density of 10 times the lot area.

The base-building varies in height. It has a seven storey base building for the west tower and steps down to six storeys for the east tower. The base building heights are consistent with the height and massing of the surrounding developments and reinforce the existing street wall in the area. The base building is nine storeys in height at the rear of the site adjacent to the laneway which is consistent with the east wing of the base building of the adjacent development at 406 Adelaide Street East located toward the rear of the site adjacent to the laneway.

A portion of the west base-building is located approximately 5.5 metres from the west property line and party wall of the east wing of the adjacent base building for the development at 406 Adelaide Street. This will result in a reduction of light and skyview for a small number of units located in the northern portion of the proposed west base building between floors 3 and 10. While this condition is not ideal, given that it: is a base building to base building relationship; impacts a relatively small percentage of the units in this proposal; allows for a midblock connection between Adelaide Street East and the public laneway; and that the applicant is proposing to double the size of the balconies for 16 of these units in order to provide some north-south orientation to their amenity area and improve access to skyview to help mitigate impact and increase their private amenity areas, it is acceptable in this circumstance.

At 21 and 19 storeys in height, the towers are consistent with other recent tall building developments/approvals in the King-Parliament area which range from 14 to 24 storeys. The west tower is approximately 45 metres long from north to south and 20 metres from east to west. The east tower is approximately 43 metres from north to south and 21 metres from east to west. This rectangular (slab) form of the towers is consistent with the massing and character of other buildings in the surrounding area and allows for a separation distance between the two towers of between 22.1 and 24 metres. Although the City of Toronto Tall Building Design Guidelines identifies a minimum of 25 metres as an appropriate separation distance between towers, the towers are offset, and the curved tower form and non-parallel walls help reduce the negative impacts including reduced privacy, shadowing and access to sky view, that are typically associated with towers being located too close together.

While the west tower is located 5.5 metres from the west property line instead of the 12.5 metre setback identified by the guidelines, the tower component of the adjacent site to the west at 406 Adelaide Street East (file No 06 163120 STE 28 OZ) is set back between approximately 18 to 23 metres from the shared property line allowing for a separation distance of between 23.5 and 28.5 metres between the tower components of the two developments.

The offsetting of the towers, particularly the east tower setback of approximately 14 metres from the Adelaide Street East property line, the separation distance between towers, and the use of tower stepbacks provide for adequate skyview.

Sun, Shadow

The applicant has submitted a shadow study to demonstrate the shadow impacts of the revised proposal during the spring and fall equinoxes (March 21 and September 21), as well as the summer and winter solstice (June 21 and December 21). The shadow studies also compare the proposed development to the approved, but never built office proposal for the site. There are no *Neighbourhoods*, parks or significant open spaces in the vicinity of the subject property that would require consideration of the shadow impact from the proposed towers. Between 9:18 am and 2:18 pm during the spring and fall equinoxes, most of the new shadow from the proposal falls within the block. From 2:18 pm to 5:18 pm new shadows fall mostly within the block to the east made up primarily of commercial uses. During all four months addressed by the shadow study, the shadow impacts of the proposed development are similar to the impacts of the approved office proposal for the site. The shadow impacts created by this proposal are acceptable.

Wind

A pedestrian level wind study was submitted with the application. It found that wind conditions at all ground level areas around the development site will be acceptable and comfortable for pedestrian activities throughout the year and that no mitigation of ground level winds are required.

Streetscape and Tree Preservation

The proposal includes adding nine new street trees along the Adelaide Street East frontage where none currently exist. The applicant is proposing to remove six City-owned honey locust trees along Ontario Street and replace them with seven new street trees (four American Elm and three Freeman Maple trees). Preservation of the street trees would require the building be set back a further three metres from the east property line in order to preserve the root systems and canopies of the trees to ensure their survival. Alternative building massing options to accommodate this setback and preserve the trees were reviewed by City staff. City Planning and Urban Forestry, in consultation with the St. Lawrence Neighbourhood Association, concluded that the removal and replacement of the trees was acceptable, in order to achieve a better built form by preserving the proposed tower setback on Ontario Street and maintaining the proposed separation distance between the two towers. City staff also required the replacement trees to be planted in an environment that would allow them to grow to maturity and thrive throughout their natural life span. The replacement trees will be located in an open and continuous planting bed with soil volumes that will allow the replacement trees to fulfill this condition.

Public Realm

The proposal includes a number of public realm improvements. An easement is proposed along the Adelaide Street East frontage to allow for a wider sidewalk zone width of approximately five metres which will accommodate a pedestrian clearway and the planting of nine street trees. The applicant is also proposing a minimum 1.5 metre wide easement along the west property line that would work as a mid-block connection linking Adelaide Street East and the public laneway to the north of the site. The proposal also

includes a 257 square metre privately owned publicly accessible space (POPS) courtyard area at the southeast corner of the property. Staff supports the public realm improvements proposed as part of this project.

Unit Mix

The proposal contains 527 residential dwelling units consisting of 72 studio units (14%), 360 one-bedroom units (68%), 49 two-bedroom units (9%) and an additional 46 two-bedroom and two-bedroom plus den units (9%) that are capable of being designed as three-bedroom units in compliance with the provisions of the Ontario Building Code. These units may be sold and/or constructed as two-bedroom units with provisions in the condominium documentation to allow renovation to three-bedroom units. While Planning staff would typically prefer to see a higher percentage of two and three bedroom units, Planning staff are satisfied with the proposed mix of units.

Traffic Impact, Access, Parking

The applicant submitted a traffic impact study which concludes that the proposal will generate 84 vehicle trips in the am peak hour and 79 vehicle trips in the pm peak hour. The report concludes that the projected site traffic will have minimal impacts on area intersections and can be accommodated on the adjacent road network. Transportation Services staff have reviewed this report and concur with this conclusion.

Access to the site including the parking and loading areas is proposed off a two-way public laneway located along the north property boundary of the site. This is consistent with the King-Parliament Secondary Plan which encourages servicing and vehicular parking to be accessed from the rear lane rather than the street.

The applicant is proposing to provide a total of 286 parking spaces for this project, consisting of 254 resident spaces and 32 residential visitor spaces. All parking spaces will be located within the three-level underground parking garage of the building.

Taking into account the possible conversion of 46 two-bedroom units to three-bedroom units, the proposed residential parking supply is 41 parking spaces less than the minimum requirement of former City-wide Zoning By-law 438-86, which would require the provision of a total of 327 parking spaces comprised of 295 spaces for residents and 32 spaces for residential visitors. No parking spaces are required for the retail component of the project. However, current City practice in parts of the downtown, as included in the new city-wide zoning by-law (569-2013), is to allow for the reduction of one car parking space for every five bicycle spaces provided in excess of the zoning by-law requirement for up to a 20% reduction in car parking spaces. Applying this measure to the site would result in a parking shortfall of 19 spaces. Given the provision of additional bicycle parking, the site constraints and the size of the shortfall, the proposed parking supply is acceptable to Transportation Services.

Site Servicing

The Engineering and Construction Services Division require revisions to the Functional Servicing Report, submitted in support of the application, to clearly identify the impact of

the new development on the existing municipal sewer infrastructure and determine if upgrades are required. Engineering and Construction Services recommend that the implementing zoning by-law for this proposal be withheld until these revisions are submitted to the satisfaction of the General Manager of Engineering and Construction Services.

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 to 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Alternative Parkland Dedication By-law 1420-2007.

The application proposes 527 residential units and ground floor retail on a site of 4,313m². At the alternative rate of 0.4 hectares per 300 units specified in By-law 1420-2007, the parkland dedication would be 702 m². However, for sites that are less than 1 hectare in size, a cap of 10% is applied to the residential use while the non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 423 m².

The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as there is no suitable location for an on-site parkland dedication and the site would be encumbered with below-grade parking.

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

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.

The applicant has indicated they will pursue Tier 2 of the TGS which includes possible refunds against Development Charges payable for the development. The Tier 2 performance measures including water reduction, reduced light pollution and increased energy efficiency measures will be secured through the site plan process and evaluated after the building is constructed.

OPA 231

City Council adopted Official Plan Amendment (OPA) 231 on December 18, 2013 which contains new economic policies and new policies and designations for *Employment Areas*. The applicant has appealed to the Ontario Municipal Board the policy in OPA

231 which requires new development that includes residential units on a property with at least 1,000 square metres of existing non-residential gross floor area used for offices, to increase the non-residential gross floor area used for office purposes.

The subject site previously contained a building that was used in part for office purposes. A demolition permit was issued by the City on November 15, 2014 and the building was subsequently demolished. The building did not contain at least 1,000 square metres of non-residential gross floor area used for offices. The applicant has agreed to withdraw their appeal pending City Council's approval of the subject zoning by-law amendment application.

Draft Zoning By-law

The draft site specific or amending zoning by-law is currently being reviewed to determine the most appropriate manner to permit the proposed development while still retaining the zoning permissions for Phase 1 property at 381-411 Richmond Street East. The draft zoning by-law will be provided on or before the June 16th, 2015 Toronto and East York Community Council meeting.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits for increases in height and/or density pursuant to Section 37 of the *Planning Act*. While the proposed development exceeds the height limits of the Zoning By-law, the application is consistent with the objectives and policies of the Official Plan, and thus constitutes good planning.

The community benefits recommended to be secured in the Section 37 agreement are as follows:

- a. prior to the issuance of the first above-grade building permit, the owner shall pay to the City the sum of \$950,000 to be allocated as follows:
 - i. \$500,000 towards the redevelopment of the site of Canada's First Parliament Buildings, municipally known as 25 Berkeley Street and 265 and 271 Front Street East, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor;
 - ii. \$300,000 towards local streetscape and/or parkland improvements at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor;
 - iii. \$100,000 towards the implementation of the Heritage Interpretation Master Plan for Old Town Toronto and/or the Heritage Lighting Master Plan for Old Town Toronto, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor; and

- iv. \$50,000 towards the redevelopment of the North St. Lawrence Market, at the discretion of the Chief Planner and Executive Director, City Planning and the Director, Facilities Design and Construction Facilities Management Division, in consultation with the Ward Councillor;
- b. the payment amounts identified in a. above shall be indexed upwardly in accordance with the Non-Residential Construction Price Index for Toronto, calculated from the date of execution of the Section 37 Agreement to the date of payment;
- c. in the event the cash contributions referred to in a. 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, City Planning, in consultation with the Ward Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands;
- d. the Owner shall provide and maintain to the satisfaction of the Chief Planner and Executive Director, City Planning, an accessible public pedestrian walkway on the west portion of the subject property which shall have a minimum width of 1.5 metres and a minimum height of 4.5 metres and shall provide a direct at-grade connection between Adelaide Street East and the Public Laneway adjacent to the north property line of the subject site generally within the area identified as "Privately Owned Publicly Accessible Walkway at Ground Level" on Map 2 of the Zoning By-law amendment, with the specific location, configuration and design to be determined in the context of a site plan approval pursuant to Section 114 of the City of Toronto Act, 2006, as amended and, as applicable, Section 41 of the Planning Act, as amended, and secured in a Site Plan Agreement with the City;
- e. the Owner shall provide and maintain to the satisfaction of the Chief Planner and Executive Director, City Planning, a publicly accessible pedestrian clearway across private property on those portions of Adelaide Street East abutting the subject property that do not contain adequate sidewalk widths to accommodate pedestrian activity and/or street trees, generally within the area identified as "Pedestrian Walkway Easement for Public Access" as shown on Map 2 of the Zoning By-law amendment, with the specific location, configuration and design to be determined in the context of a site plan approval pursuant to Section 114 of the City of Toronto Act, 2006, as amended and, as applicable, Section 41 of the Planning Act, as amended, and secured in a Site Plan Agreement with the City;
- f. the Owner shall provide and maintain to the satisfaction of the Chief Planner and Executive Director, City Planning, a privately owned publicly accessible (POPS) courtyard area as generally identified as "Privately Owned Publicly Accessible Space at Ground Level" on Map 2 of the Zoning By-law amendment, with the

- specific location, configuration and design to be determined in the context of a site plan approval pursuant to Section 114 of the City of Toronto Act, 2006, as amended and, as applicable, Section 41 of the Planning Act, as amended, and secured in a Site Plan Agreement with the City;
- g. prior to registration of the first condominium on the lands, the Owner shall have completed construction of the publicly accessible walkway, clearway and courtyard referred to in d, e and f above and shall convey public access easements to the City for nominal consideration, at no cost to the City and free and clear of encumbrances to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, including rights of support as applicable, on such terms and conditions as set out in the section 37 agreement, including provision for deposit of reference plans, environmental obligations as well as insurance and indemnification associated with public access easements; and
 - h. in support of development, the Owner shall pay for and construct any improvements to the existing municipal infrastructure determined to be necessary as set out in a Functional Servicing Report accepted by the Executive Director Engineering and Construction Services.

CONCLUSION

City staff have reviewed the proposed development and find that it is suitable for the site. The proposal complies with the policies of the Official Plan and fits well within the King-Parliament built form context and public realm. Planning staff recommend approval of the proposed zoning by-law amendment.

CONTACT

David Oikawa
Manager, Community Planning
Tel. No. 416-392-7188
E-mail: doikawa@toronto.ca

SIGNATURE

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

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ATTACHMENTS

Attachment 1: Perspective View of Proposal

Attachment 2: Site Plan

Attachment 3: North Elevation

Attachment 4: South Elevation

Attachment 5: East Elevation

Attachment 6: West Elevation

Attachment 7: Zoning Use Designation

Attachment 8: Zoning Height Limits

Attachment 9: Application Data Sheet

Attachment 10: Draft Zoning By-law Amendment

Attachment 1: Perspective View of Proposal



TORONTO City Planning
Perspective 1

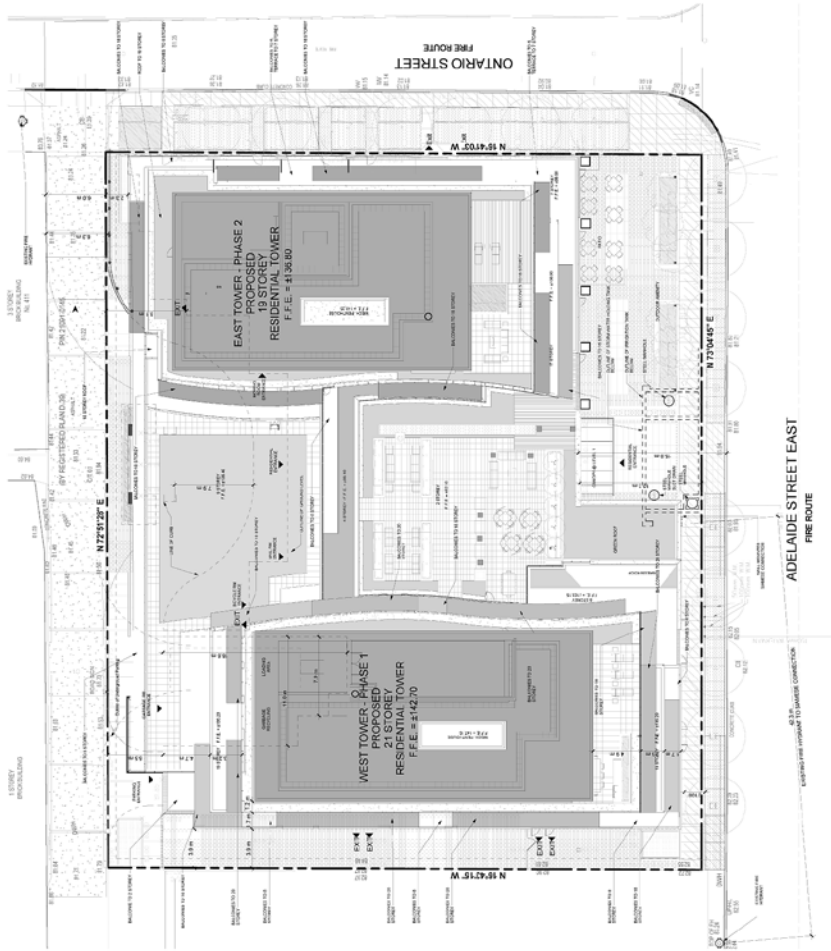
424-460 Adelaide Street East

File # 10 215620 STE 28 02



Not to Scale
05/26/2015

Attachment 2: Site Plan



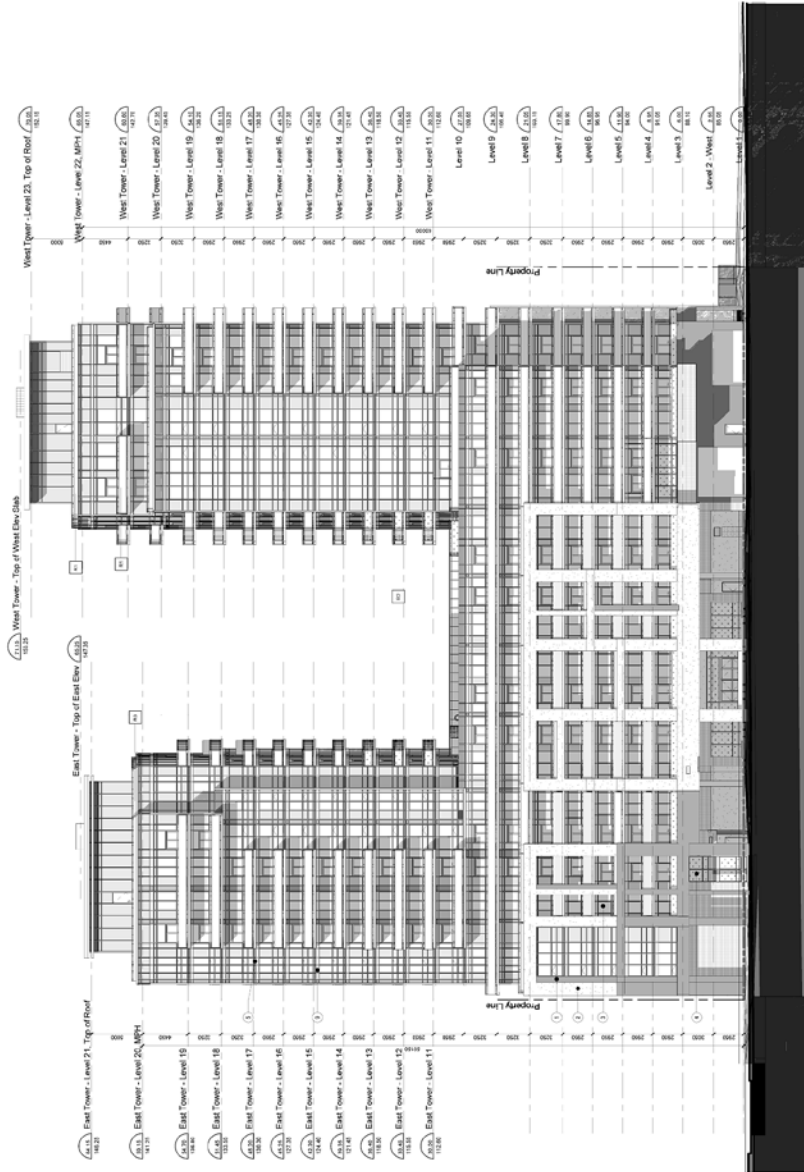
424-460 Adelaide Street East

Site Plan
Applicant's Submitted Drawing

Not to Scale
02/24/2015

File # 10 215620 STE 28 0Z

Attachment 3: North Elevation



North Elevation

Elevations

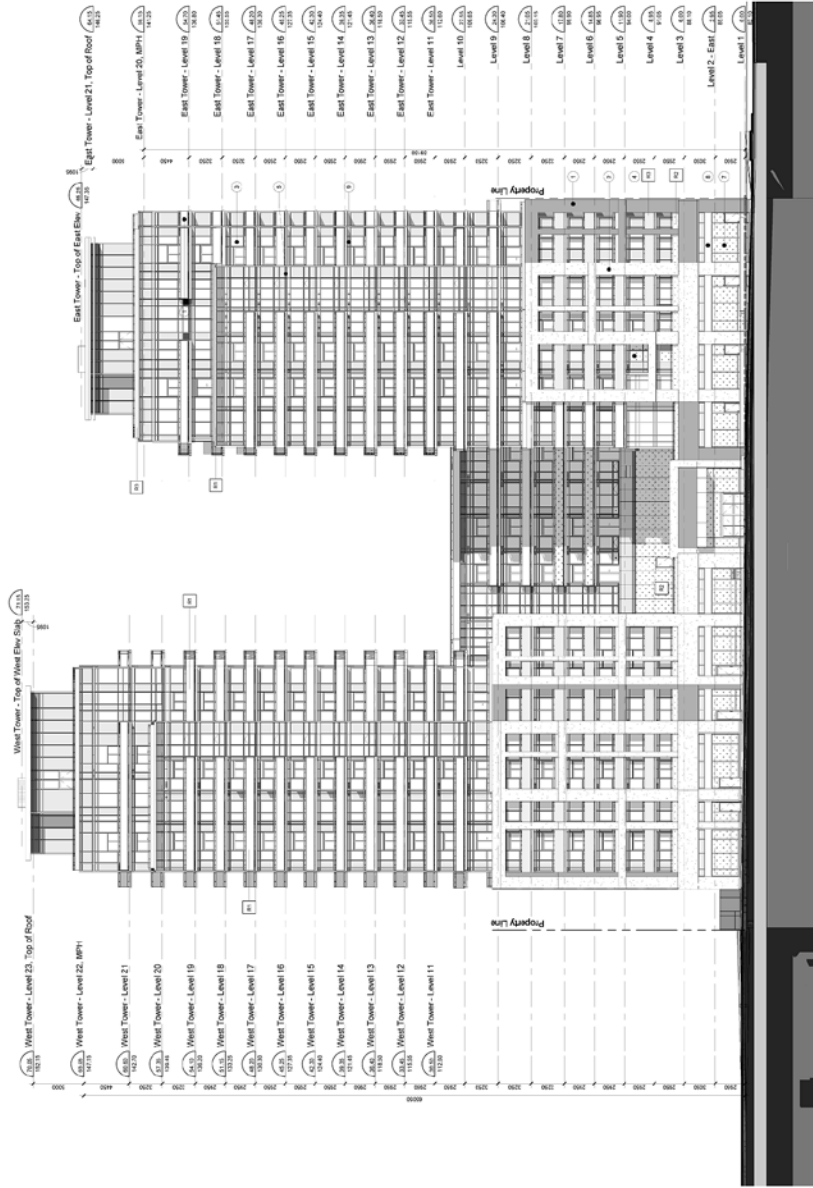
Applicant's Submitted Drawing

Not to Scale
02/24/2015

424-460 Adelaide Street East

File # 10 215620 STE 28 0Z

Attachment 4: South Elevation



South Elevation

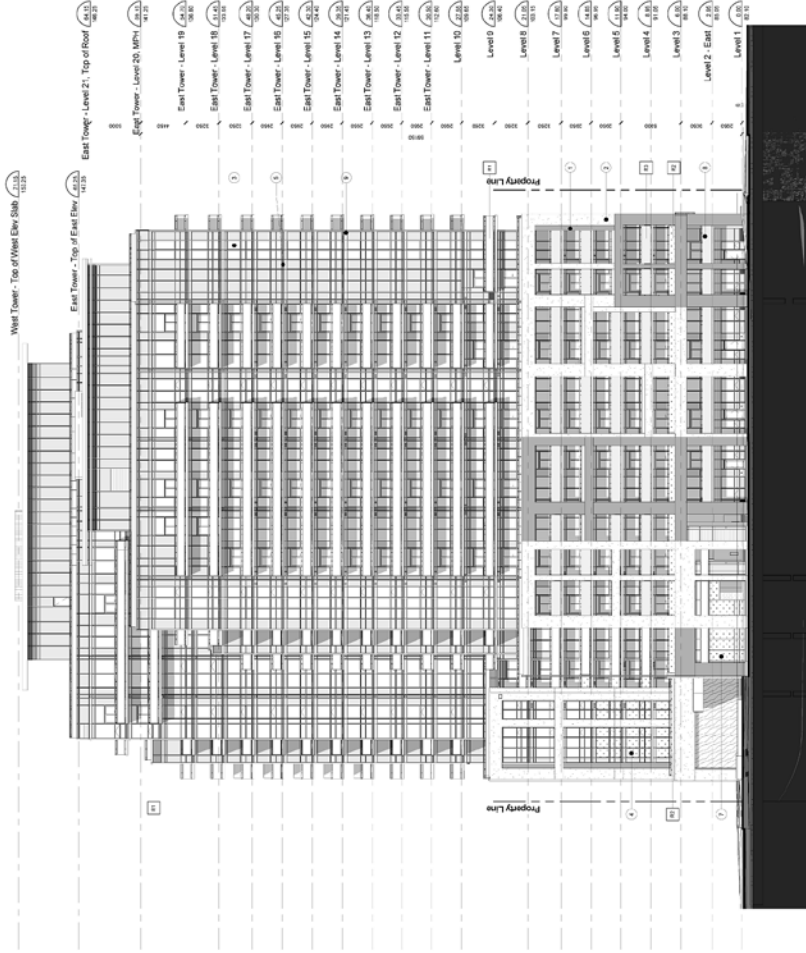
424-460 Adelaide Street East

Elevations
 Applicant's Submitted Drawing

Not to Scale
 02/24/2015

File # 10 215620 STE 28 0Z

Attachment 5: East Elevation



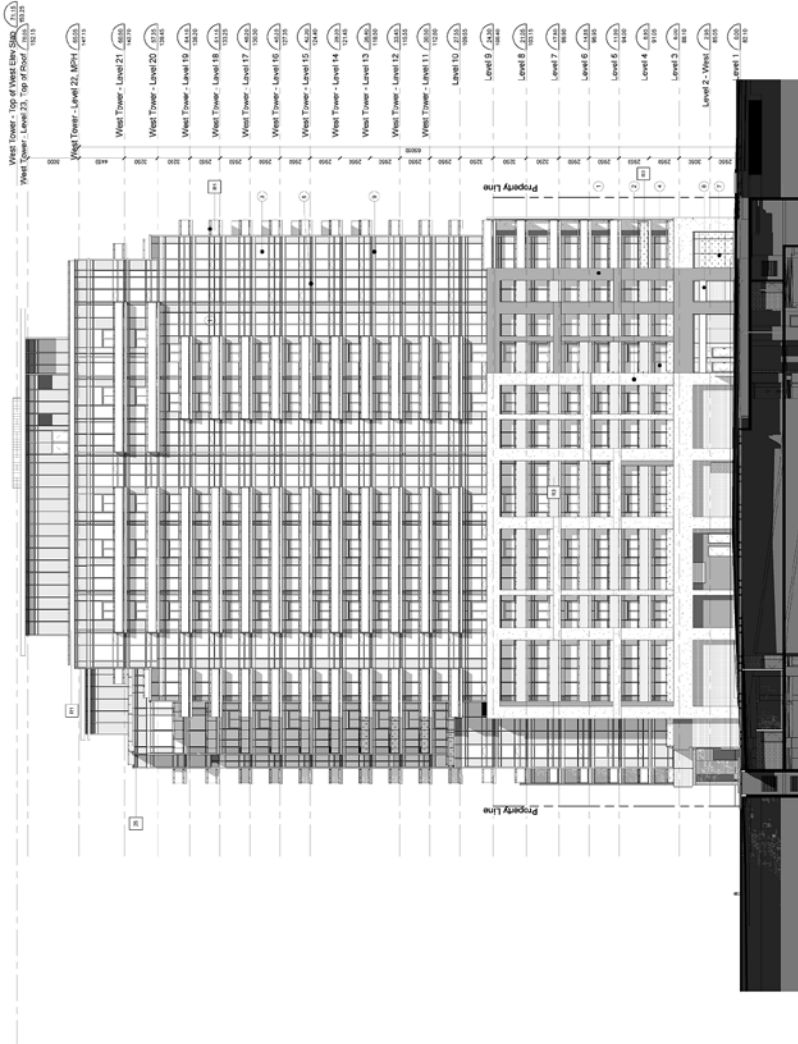
East Elevation

424-460 Adelaide Street East

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 02/24/2015

File # 10 215620 STE 28 0Z

Attachment 6: West Elevation



West Elevation

424-460 Adelaide Street East

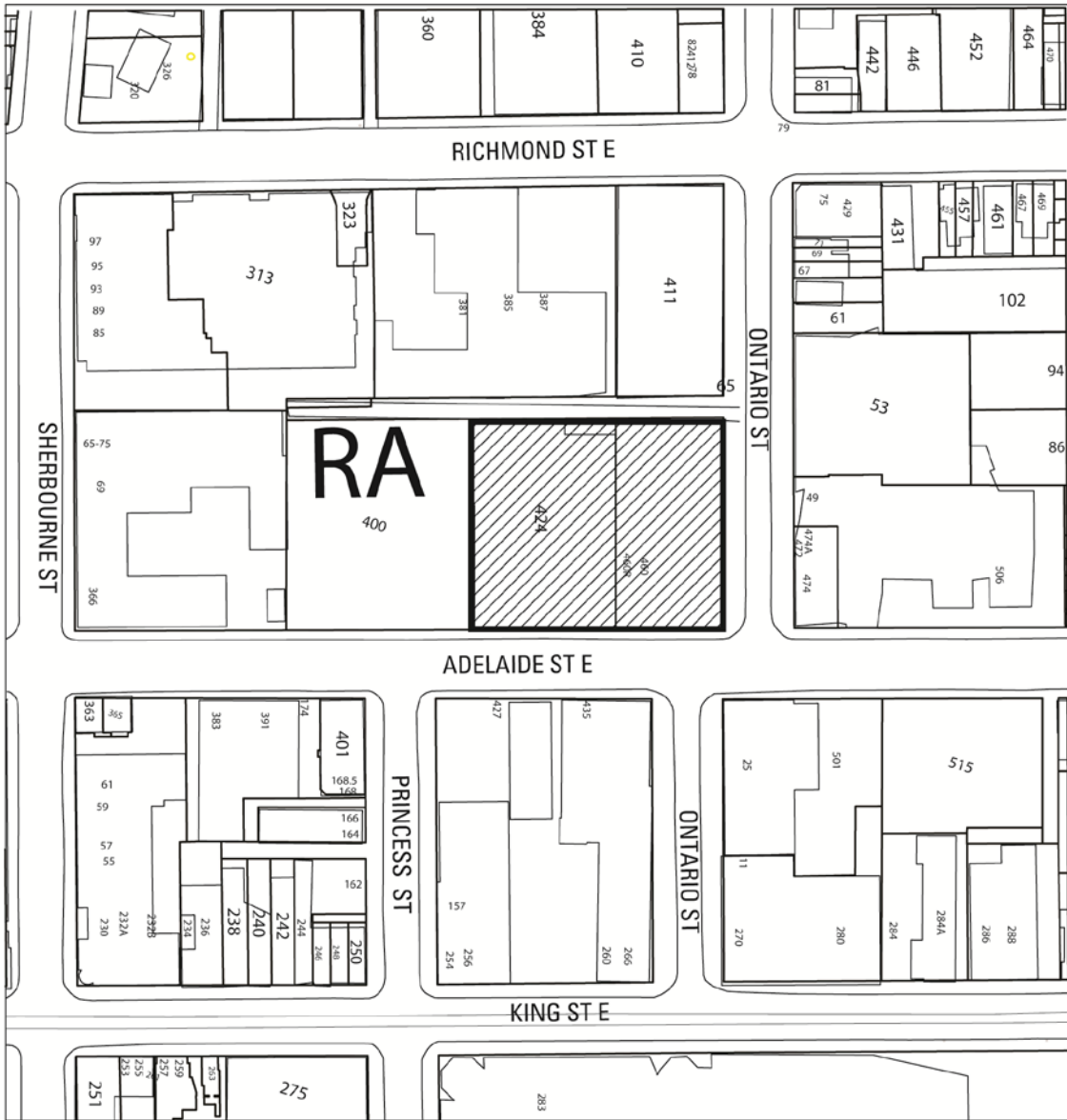
Elevations

Applicant's Submitted Drawing

Not to Scale
02/24/2015

File # 10 215620 STE 28 0Z


Attachment 7: Zoning Use



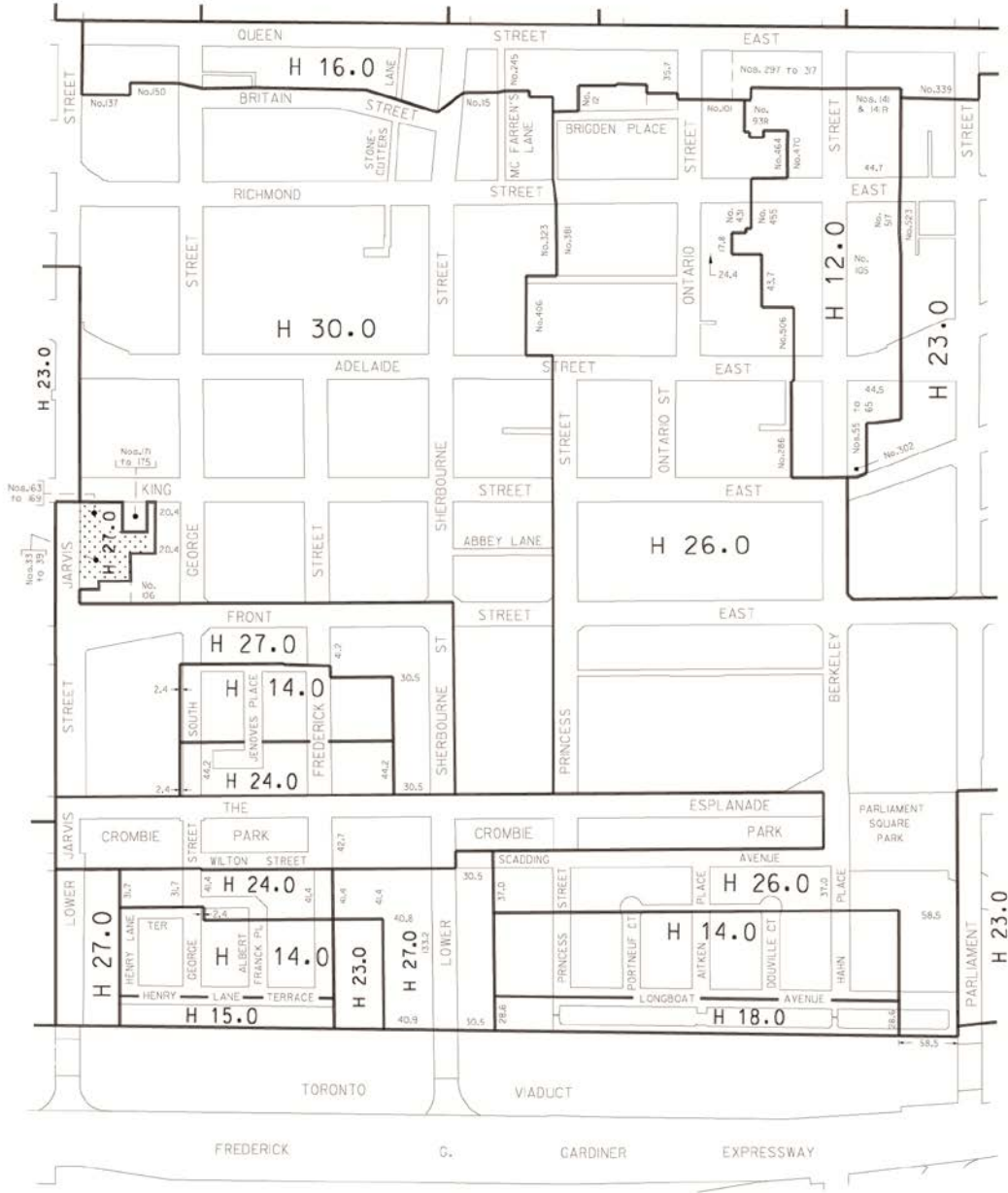
424 - 460 Adelaide

File # 10_215620

 Site Location
RA Mixed-Use District


Not to Scale
Zoning By-law 438-86 as amended
07/21/10 - MH

Attachment 8: Zoning Height



Zoning Permitted Heights

424 - 460 Adelaide Street East

Applicant's Submitted Drawing

Not to Scale
07/20/10

File # 10_215620

Attachment 9: Application Data Sheet
APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	10 215620 STE 28 OZ
Details	Rezoning, Standard	Application Date:	July 8, 2010
Municipal Address:	424-460 ADELAIDE STREET EAST		
Location Description:	PLAN D39 PT BLK A NOW 66R19444 PART 1 **GRID S2808		
Project Description:	Rezoning application to construct new 2 tower condo - 19 and 21 stories - with 527 residential dwelling units, 852 square metres of ground floor retail space, 286 parking spaces in 3 levels underground parking -Associated site plan file No. 12 139600 STE 28 SA		

Applicant:	Agent:	Architect:	Owner:
AIRD AND BERLIS LLP	AIRD AND BERLIS LLP	KIRKOR ARCHITECTS AND PLANNERS	LARINO HOLDINGS CORP (GREENPARK)

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	
Zoning:	RA	Historical Status:	N
Height Limit (m):	26, 0, 0	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	4313.67	Height:	Storeys:	21
Frontage (m):	71.97		Metres:	71.15
Depth (m):	60.1			
Total Ground Floor Area (sq. m):	2351			Total
Total Residential GFA (sq. m):	35632		Parking Spaces:	286
Total Non-Residential GFA (sq. m):	852		Loading Docks	1
Total GFA (sq. m):	36484			
Lot Coverage Ratio (%):	54.5			
Floor Space Index:	8.5			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	72
1 Bedroom:	407
2 Bedroom:	48
3 + Bedroom:	0
Total Units:	527

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	35632	0
Retail GFA (sq. m):	852	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: **PLANNER NAME:** **David Oikawa, Manager**
TELEPHONE/EMAIL: **416-392-7188/doikawa@toronto.ca**

Attachment 10: Draft Zoning By-law Amendment

***** To be provided on or before the June 16, 2015
Toronto & East York Community Council Meeting *****