

**June 22, 2017**

**DELIVERED VIA EMAIL** [teycc@toronto.ca](mailto:teycc@toronto.ca), [lbetten2@toronto.ca](mailto:lbetten2@toronto.ca)

**Lourdes Bettencourt, Committee Secretary  
Toronto Preservation Board  
2<sup>nd</sup> Floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2**

**Re: PB24.1 – King-Spadina Heritage Conservation District  
Zoning By-law Amendment, 502 Adelaide Street W. - 16 2288717 STE 20 OZ**

Dear Chair and Members of the Board,

### **Background**

We act for Portland Adelaide Developments Inc., which is the owner of the properties at 502 Adelaide Street West and 119, 121 & 123 Portland Street (“Subject Site”).

On September 26, 2016, a Zoning By-law Amendment (“ZBA”) application was submitted to permit redevelopment of a 12-storey mixed-use building with ground floor commercial uses. The application was deemed complete on October 25, 2016 and the review process remains active with the City. It should also be noted that the development proposal had been actively discussed with and reviewed by the City, the community and other agencies for at least 6 months prior to the formal submission date.

In recognition that this is an ongoing ZBA application that was submitted a full 9 months before the final King-Spadina Heritage Conservation District (“HCD”) Plan was released, and 1 month before even a DRAFT version of the HCD Plan was issued for public review, the ongoing ZBA application for the Subject Site should continue to be evaluated on the basis of the current policy framework and guidelines that were in place at the time that the application was made.

The Subject Site is located at the northeast corner of the Portland Street and Adelaide Street West intersection, within the boundaries of the proposed King-Spadina Heritage HCD. All 4 properties that make up the Site are identified as “non-contributing properties” within the proposed HCD Plan.

Currently, the Subject Site is significantly underutilized, consisting of an uninspiring one former commercial building (502 Adelaide Street West) and three 2-storey row dwellings (119-123 Portland Street). Despite being located at the locally prominent intersection of Portland Street and Adelaide Street West, the existing buildings do not in our opinion make any real contribution to or help to define the character of the immediate area, nor do they currently promote a vibrant or healthy pedestrian environment.

More specifically, it is noted that the Portland and Adelaide facades of the commercial building consist predominately of solid block walls, with only a few windows (most of which are barred) and only 1 non-descript entrance. This results in an inactive and uninviting and single-storey use right at the corner that contributes little to the area, is not reflective of any particular character and that is not currently representative of the vibrant pedestrian environment that occurs elsewhere in the King-Spadina area.

## **ZBA Application**

On September 26, 2016, a ZBA application was submitted to allow the Subject Site to be redeveloped for a 12-storey mixed use building with the ground floor commercial uses. The ZBA application included a number of supporting and technical studies, including a Planning Rationale Report prepared by our office and a Heritage Impact Assessment prepared by ERA Architects Inc.

Since submission of the ZBA application, the application review process with the City has been ongoing, with the proposal now being at a fairly advanced stage with detailed discussions having taken place with Planning, Urban Design and Heritage Preservation Services and several revised submissions having been submitted in response to their comments. To date, the following events or milestones have taken place surrounding the application:

- September 26, 2016 – ZBA Application Submitted to City
- October 25, 2016 – Notice of Complete Application
- October 25, 2016 – Preliminary Staff Report at T&EY Community Council
- October – November 2016 – City and Agency Comments Issued
- January 25, 2017 – Community Consultation Meeting
- February 14, 2017 – Meeting with City Staff to Review Revised Proposal
- May 15, 2017 – Meeting with City Councillor to Review Further Revised Proposal
- June 14, 2017 – Meeting with City Staff to Review Further Revised Proposal

As far as how the timing of the current planning process relates to the proposed King-Spadina HCD Plan, we note that:

- At the time of the application submission, the HCD Study had begun but we note that a DRAFT version of the HCD Plan had not yet even been released for public review. The ongoing HCD Study was considered by the Heritage Impact Assessment;
- On October 25, 2016, a DRAFT version of the HCD Plan was released for public review, coincidentally on the same day that the ZBA application was deemed 'complete'. In being deemed 'complete', the City was providing formal notice that it had received all required information, studies and plans to review the application; and,
- On June 14, 2017, 7 months after the DRAFT version of the proposed HCD Plan was issued, a FINAL version of the proposed King-Spadina HCD Plan was posted on the agenda for the June 22<sup>nd</sup> Toronto Preservation Board meeting, just 8 days prior to the meeting.

As noted above, the ZBA application was submitted a full month prior to the release of the DRAFT version of the proposed HCD Plan. Additionally, comments were received from City staff, a community consultation meeting was held, there were multiple re-submissions of the application, and there have been multiple meetings with City representatives prior to the final version of the proposed HCD Plan being posted. These activities have collectively resulted in numerous revisions to the proposal, in an attempt to address comments from City staff, including detailed comments from staff from Heritage Preservation Services.

### **Cultural Heritage Considerations**

Though the application was prepared and submitted prior to the DRAFT HCD Plan being released, cultural heritage considerations factored significantly into the original design, evaluation and the evolution of the proposed development. ERA Architects has provided direction and design recommendations to the project team, both prior to and throughout the application process, and their Heritage Impact Assessment evaluated the proposed development, concluding that:

- Subject Site does not meet the criteria for designation under the Ontario Heritage Act;
- There is no anticipated impact on any adjacent heritage resources;
- There are no anticipated impacts from the proposed development in consideration of the King-Spadina HCD Study ongoing at the time of the ZBA application; and,
- The proposed development will contribute to the overall rejuvenation of the area.

Additionally, City of Toronto Heritage Preservation Services staff have been actively involved throughout the application review process, providing written comments on the ZBA application (November 30, 2016) and participating in the two meetings with City staff (February 16 and June 14, 2016).

### **Application Review Process**

In recognition of the active, ongoing application review process for the Subject Site, which the applicant and the project consulting team have been pursuing diligently with the City through a legitimate development application since the original submission on September 26, 2016, it is our opinion that the proposed ZBA should continue to be evaluated on the basis of the current policy framework and guidelines that were approved and in force at the time of the application.

Given the timing and the fact that the development application predates both the release of DRAFT HCD Plan and the current FINAL HCD Plan, we respectfully request that the Subject Site either be excluded entirely from the HCD Plan or exempt from performance standards that conflict with the proposal and that the proposed ZBA continue to be evaluated on the basis of the policy framework and guidelines that were approved and in force at the time of the application.

In our view, this approach is both a fair and reasonable one given the timing involved between the planning application and the release of the FINAL HCD Plan to the Toronto Preservation Board. Further, the proposed development has been reviewed extensively by and commented upon by Heritage Preservation Services as part of the City's review process and in our view, the proposed development is generally consistent with the pattern, height and density of development in the area, relatively modest when compared to some other development proposals and approvals in the area. In addition, it appears that the proposed development will serve to enhance the corner and the pedestrian amenity of both the immediate and surrounding area and that it will not detract from the heritage character or attributes of the Heritage Conservation District.

Sincerely,



Bruce Hall, BES, MCIP, RPP, Principal

cc. Portland Adelaide Developments Inc