



STAFF REPORT ACTION REQUIRED

698, 700, 702, 704, 706 Spadina Avenue and 54 Sussex Avenue - Zoning Amendment and Rental Housing Demolition Applications - Request for Direction Report

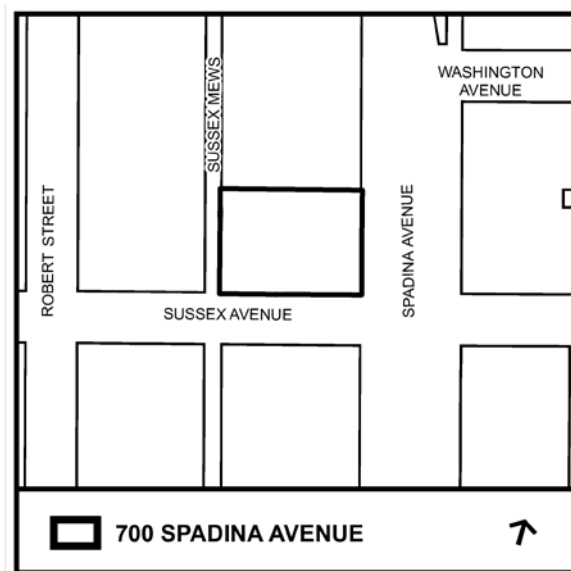
Date:	August 18, 2017
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	16-194679 STE 20 OZ

SUMMARY

This application proposes to develop a 23-storey, plus two mezzanine levels, (82.7 metres, including mechanical penthouse) mixed use building containing a student residence, office, and associated retail uses at 698, 700, 702, 704 & 706 Spadina Avenue and a 3-storey (11.9 metres) townhouse development that includes six replacement rental units at 54 Sussex Avenue.

The applicant has appealed the Zoning By-law Amendment to the Ontario Municipal Board due to Council's failure to make a decision on the application within the time prescribed by the Planning Act.

This report reviews and recommends that Staff be directed to oppose the application at the Ontario Municipal Board. The proposed development is not supportable by Staff in its context, for reasons including that it does not have regard to relevant matters of provincial interest set out in Section 2 of the Planning Act, is not consistent with the Provincial Policy Statement (2014), does not conform with the Growth Plan for the Greater Golden Horseshoe (2017), does not conform with the Official Plan, does not meet and does not maintain the intent of certain Council-adopted guidelines, constitutes overdevelopment and is not good



planning or in the public interest.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council authorize the City Solicitor and appropriate staff to attend the Ontario Municipal Board hearing to oppose the Zoning By-law amendment application at 698, 700, 702, 704, 706 Spadina Avenue and 54 Sussex Avenue.
2. City Council authorize the City Solicitor and appropriate staff to continue negotiations with the applicant to address the issues outlined in the report, including appropriate heights and massing for this development site and appropriate public benefits to be secured pursuant to Section 37 of the Planning Act.
3. City Council defer making a decision on Rental Housing Demolition application (File No. 16 240238 STE 20 RH) under Municipal Code, Chapter 667 pursuant to Section 111 of the City of Toronto Act, 2006 to demolish the 6 existing rental dwelling units at 698 and 700 Spadina Avenue and instruct staff to report on the Section 111 Application to Toronto and East York Community Council at such time as an Ontario Municipal Board decision has been issued regarding the Official Plan and Zoning By-law Amendment appeal for the lands at 698, 700, 702, 704, 706 Spadina Avenue and 54 Sussex Avenue.
4. City Council direct the City Solicitor, in the event that the Ontario Municipal Board (OMB) allows the appeal in whole or in part, to request that the OMB withhold its Order(s) approving the application until such time as the Board has been advised by the City Solicitor that:
 - a. the proposed Official Plan Amendment and Zoning By-law Amendments are in a form satisfactory to the Chief Planner and Executive Director, City Planning Division and the City Solicitor, including securing the replacement rental dwelling units and rents, tenant assistance and other rental related matters at least in conformity with Section 3.2.1.6 of the Official Plan, and the owner has entered into and registered a Section 37 Agreement with the City incorporating such replacement rental dwelling units, rents, tenant assistance and other related rental matters and other Section 37 matters, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor;
 - b. a Heritage Easement Agreement satisfactory to the Senior Manager, Heritage Preservation Services, has been entered into by the owner with the City pursuant to s.37 of the Ontario Heritage Act, and registered on the lands comprising 698 Spadina Avenue and registered to the satisfaction of the City Solicitor, including a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services; and
 - c.. City Council has dealt with application 16 240238 STE 20 RH, under Chapter 667 of the Municipal Code pursuant to Section 111 of the City of Toronto Act to demolish 6 existing rental dwelling units at 698 and 700 Spadina Avenue.

5. City Council authorize the introduction of a by-law authorizing the entering into of a Heritage Easement Agreement.
6. City Council authorize the City Solicitor and necessary City staff to take such necessary steps, as required, to implement the foregoing.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

At its meeting of August 12, 2014, Toronto and East York Community Council directed the Manager, Heritage Preservation Services to assess the heritage value of 698,700 and 704 Spadina Avenue and 54 Sussex Avenue and report back to Toronto and East York Community Council regarding the appropriateness of heritage designation.

A link to the Community Council direction and letter from former Councillor Ceta Ramkhalawansingh can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.174>

At its meeting of October 13, 2016, Toronto and East York Community Council considered the report from the Director, Community Planning, Toronto and East York District (dated September 23, 2016) entitled "Preliminary Report – 698, 700, 702, 704, 706 Spadina Avenue and 54 Sussex Avenue – Zoning Amendment Application". Toronto and East York Community Council recommended that Staff schedule a Community Consultation meeting for the Zoning By-law Amendment application at 698,700 and 704 Spadina Avenue and 54 Sussex Avenue.

A link to the Community Council direction and report from the Director, Community Planning, Toronto and East York District can be found below:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE19.33>

At its meeting of March 9, 2017, City Council adopted the recommendations in the report from the Chief Planner and Executive Director, City Planning Division (dated January 12, 2017) entitled "Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 698 Spadina Avenue", which included the property at 698 Spadina Avenue on the City of Toronto's Heritage Register and stated its intention to designate the property at 698 Spadina Avenue under Part IV, Section 29 of the *Ontario Heritage Act*.

A link to the City Council decision and report from the Chief Planner and Executive Director, City Planning Division can be found below:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE22.19>

The applicant has objected to the City Council decision stating its intention to designate 698 Spadina Avenue under Part IV, Section 29 of the *Ontario Heritage Act* and that objection has been referred to the Conservation Review Board for a hearing and report. The Conservation Review Board held a prehearing conference on July 25, 2017 and on August 15, 2017 issued a decision (respecting the prehearing) which granted party status to the Harbord Village Residents' Association, identified a

number of participants and adjourned the prehearing conference for 4 months at the request of the parties, to allow for public consultation and settlement discussions. A continuation of the prehearing conference is to be scheduled with the agreement of the parties and participants during the latter part of November, 2017, failing which it will proceed on August 30, 2017.

The University and the City have agreed to participate in Ontario Municipal Board assisted mediation respecting the Zoning By-law Amendment appeal and a prehearing conference is being scheduled by the OMB to identify parties and participants to the rezoning hearing to amongst other matters, assist with identifying parties for the mediation.

ISSUE BACKGROUND

Proposal

First Submission – June, 2016

The applicant proposed to develop a 23-storey plus two mezzanine levels (82.7 metres, including mechanical penthouse) mixed use building containing a student residence, office, and associated retail at 698, 700, 702, 704 & 706 Spadina Avenue and a 3-storey (11.9 metres) townhouse development at 54 Sussex Avenue. The total gross floor area proposed for the development was 22,772 square metres, with a proposed floor space index of 9.46. A total of six rental dwelling units are located in the existing buildings on the site. The existing buildings are proposed to be demolished and replaced in the new development.

At its meeting of March 9, 2017, City Council on the recommendation of the Chief Planner and Executive Director, City Planning Division and the Toronto Preservation Board, included the property at 698 Spadina Avenue on the City of Toronto's Heritage Register and, Council has stated its intention to designate such property under Part IV of the *Ontario Heritage Act*. The property at 698 Spadina Avenue is one of the properties proposed for demolition. This corner property contains a 19th century mixed use building with a retail use (Ten Editions Books) at the ground level and residential uses above.

The proposed 23-storey building included a 4-storey plus two mezzanine levels base building with a 19-storey tower above. The proposed tower floorplate was approximately 860 square metres. A stepback was provided above the third floor on the north elevation and stepbacks are provided above the sixth floor for all other elevations. The proposed gross floor area for this building was 20,959.2 square metres, including 2,900.6 square metres of non-residential gross floor area and 18,058.6 square metres of residential gross floor area. The proposed non-residential gross floor area was comprised of 498.5 square metres of retail on the ground floor and 2,402.1 square metres of office space which is located on the fourth and fifth floors. The proposed residential gross floor area was on the first floor which included the lobby and residence management related rooms, second floor which included indoor amenity and laundry room, third floor which included a cafeteria and the tower portion of the building which included 246 units containing 549 beds (19 1-bedroom units, 189 2-bedroom units, and 38 4-bedroom units). A total of 1,933.5 square metres of indoor amenity space were proposed, which included a fitness centre, meeting rooms and study rooms on the second floor and study rooms on each residential floor in the tower. No outdoor amenity space was proposed. The applicant has indicated that the residential component of this building was intended to be a student residence. Access to certain

retail units was proposed from Sussex Avenue, while access to the student residence, office, and the other retail units was proposed from Spadina Avenue.

The proposed 3-storey townhouse component of the development included 977.3 square metres of gross floor area, comprised exclusively of residential gross floor area. A total of 12 residential units were proposed. No indoor or outdoor amenity space was proposed for this component of the development. The applicant has indicated that this townhouse building would be occupied as faculty housing and rental replacement. Access to the units was proposed from Sussex Mews and from a City-owned lane that bisects the development site.

One level of below-grade parking was proposed below the 23-storey tower component of the development, which included 18 parking spaces. One combined type A/G loading space was proposed for the site. Access to the underground parking was proposed via Sussex Mews and access to loading was proposed via the City-owned lane that bisects the site and connects Sussex Mews to Sussex Avenue.

A total of 156 bicycle parking spaces were proposed for the development including 96 long-term residential spaces, 20 long-term spaces for commercial uses, 27 short-term residential spaces, and 13 short-term spaces for commercial uses.

Staff provided the applicant with comments in early-October, 2016, identifying modifications to the built form that were required before Staff could support the application.

Second Submission – October, 2016

A resubmission was made in mid-October, 2016. In the October, 2016 resubmission, outstanding materials were provided to make the application complete, including the Housing Issues Report, Hydrogeological Report, and Geotechnical Report. The architectural plans were resubmitted, however the only modification to those plans was to modify the layouts of the interior of the proposed townhouses in response to the rental housing replacement which reduced the number of units in the townhouses from 12 to 10. This resulted in a reduction in the gross floor area of the townhouses to 941.5 square metres, reducing the overall gross floor area to 20,802.7 square metres. The applicant has not submitted any revised drawings that have modified the built form since the initial submission.

Site and Surrounding Area

The subject site is located on the northwest corner of Spadina Avenue and Sussex Avenue. The site consists of two parcels - 698, 700, 702, 704 and 706 Spadina Avenue comprising one parcel and 54 Sussex Avenue comprising the other. These two parcels are bisected by an L-shaped public lane. The combined area of the two parcels is 2,214.4 square metres with a frontage of approximately 41.5 metres on Spadina Avenue and 58.2 metres on Sussex Avenue. The subject site is currently occupied by a 3-storey mixed use building at 698 Spadina Avenue, a 3-storey mixed use building at 700 Spadina Avenue, a 2-storey commercial/retail building at 702-706 Spadina Avenue, and a tennis court at 54 Sussex Avenue. Six rental dwellings units are located in the mixed use buildings at 698 and 700 Spadina, comprised of 5 two-bedroom units and 1 one-bedroom unit that has exclusive access to a studio/coach house space. All of the units have rents that are considered affordable or mid-range.

The following surround the subject site:

North: A 7-storey residential building is located immediately north of the subject site at 710 Spadina Avenue. Further north are a 16-storey mixed use building at 720 Spadina Avenue, a 21-storey mixed use building at 736-740 Spadina Avenue, and the 3-storey Miles Nadal Jewish Community Centre.

South: To the south of the subject site is Sussex Avenue and a 25-storey residential apartment building at 666 Spadina Avenue, a Uno Prii modernist structure listed on the City's Heritage Register. This property at 666 Spadina Avenue is also subject to Official Plan and Zoning By-law Amendment applications to permit the addition of an 11-storey mixed use building and stacked townhouses to the site. Knox College, a building designated under Part IV of the Ontario Heritage Act, is located southeast of the subject site, on the east side of St. George Street.

East: Immediately to the east of the subject site is Spadina Avenue and the University of Toronto's Northwest Chiller Plant which is the equivalent of 4-storeys in height. Further east is the low-rise Huron-Sussex neighbourhood and the University of Toronto St. George Campus.

West: Located immediately west of the subject site is the Aura Lee Playing Field (Robert Street Park) which is owned by the University of Toronto. Further west is the east boundary of the Harbord Village Heritage Conservation District (Phase 2), a low-rise neighborhood, designated under Part V of the Ontario Heritage Act.

Planning Act, Provincial Policy Statement and Provincial Plans

Section 2 of the Planning Act sets out matters of provincial interest that City Council shall have regard to in making any decision under the Planning Act. Relevant matters of provincial interest include amongst other matters: Section 2(d) the conservation of features of significant architectural, cultural or historical interest; and Section 2(r) the promotion of built form that is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The Provincial Policy Statement (2014) provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;

- Residential development providing an appropriate range of housing types and affordability; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit;
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character; and
- Providing that significant built heritage resources and significant cultural heritage landscapes shall be conserved.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the Planning Act and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. Policy 4.7 further states that the Official Plan is the most important vehicle for implementing the PPS.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure;
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas; and
- Conserving *heritage resources* in order to foster a sense of place and benefit communities, particularly in *strategic growth* areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the Planning Act, to conform, or not conflict, as the case may be, with the Growth Plan.

Official Plan

In the Official Plan, the subject site is part of the *Downtown*. The 23-storey mixed-use building (698, 700, 702, 704 & 706 Spadina Avenue) sites on the portion of the site designated *Mixed Use Areas* and the portion of the site proposed to accommodate the 3-storey townhouse development (54 Sussex Avenue) is designated *Neighbourhoods*.

Chapter Two - Shaping the City identifies that the *Downtown* offers opportunities for substantial employment and residential growth, but that this growth is not anticipated to be uniform. The Official Plan states that, "there are many residential communities *Downtown* that will not experience much physical change at all, nor should they".

Policy 2.2.1.6 indicates that design guidelines specific to districts of historic or distinct character will be developed and applied to ensure new development respects the context of such districts in terms of the development's fit with existing streets, setbacks, heights, and relationship to landmark buildings.

Section 2.3.1 - Healthy Neighbourhoods indicates that while some physical change will occur to neighbourhoods over time as enhancements, additions and infill housing occur on individual sites, a cornerstone policy is to ensure that new development in our neighbourhoods respects the existing physical character of the area, reinforcing the stability of the neighbourhood. Policy 2.3.1.2 requires development in *Mixed Use Areas* that are close or adjacent to *Neighbourhoods* to:

- Be compatible with those *Neighbourhoods*;
- Provide a gradual transition of scale and density, as necessary to achieve the objectives of this Plan through the stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- Maintain adequate light and privacy for residents in those *Neighbourhoods*; and
- Attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.

Policy 2.3.1.3 states that "Intensification of land adjacent to neighbourhoods will be carefully controlled so that neighbourhoods are protected from negative impact".

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 indicates that development will be located, organized and massed to fit harmoniously with the existing and/or planned context. Development will limit its impacts on neighbouring properties and the public realm by respecting street proportions, creating appropriate transitions in scale, providing for adequate light and privacy, limiting impacts of servicing and vehicular access on the property and neighbouring properties; and limiting shadow and wind impacts.

This section of the Plan also contains specific policies on tall buildings and built form principles to be applied to the location and design of tall buildings, including locating buildings parallel to the street, with clearly visible entrances and ground floor uses with views to the street; locating and organizing parking and servicing to minimize impacts; providing an appropriate scale for adjacent streets; minimizing shadowing, loss of sky view and wind impacts; and fitting within the local context.

Section 3.2.1 of the Official Plan provides direction on housing. The Official Plan indicates that a full range of housing, in terms of form, tenure, and affordability, will be provided and maintained to meet the needs of existing and future residents. Policy 3.2.1.6 requires that new development that 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;
- In cases where planning approvals other than site plan are sought, the following will be 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 hardships; or
- In Council's opinion, the supply and availability of rental housing in the City has returned to a healthy state and is able to meet the housing requirements of current and future residents.

Section 3.1.5 of the Plan addresses the identification and evaluation of properties of cultural heritage value or interest and provides for the conservation of heritage resources and includes policies that state that Heritage Impact Assessments will evaluate the impact of a proposed alteration to a property on the Heritage Register, and/or to properties adjacent to a property on the Heritage Register, to the satisfaction of the City.

Policy 3.1.5.2 provides that "properties of potential cultural heritage value or interest will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include consideration of the cultural heritage values including, design or physical value, historical or associative value and contextual value. Further Policy 3.1.5.26 identifies that "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impacts on it". Policy 3.1.5.27 requires that "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures, and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged".

Policy 3.1.5.46 provides that a Heritage Impact Assessment may be required where a development may have an impact on a view as described in Schedule 4 of the Official Plan. Schedule 4 A4 of the Official Plan describes the view of the Knox College Spire that is specifically subject to view protection policies of Section 3.1.5 of the Official Plan.

The portion of the subject site proposed to be occupied by the 23-storey tower is designated *Mixed Use Areas* in the Official Plan. *Mixed Use Areas* are intended to combine a broad array of residential uses, offices, retail and services, institutions, entertainment, recreation and cultural activities, and parks and open spaces. Development criteria in *Mixed Use Areas* include, but are not limited to, the following:

- Create a balance of high quality commercial, residential, institutional, and open space uses that reduce automobile dependency and meet the needs of the local community;
- Provide for new jobs and homes for Toronto's growing population;
- Locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this plan, through means such as providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- Locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- Locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks, and open spaces;
- Provide an attractive, safe, and comfortable pedestrian environment;
- Take advantage of nearby transit services;
- Provide good site access and circulation and an adequate supply of parking for residents and visitors;

- Locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- Provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The portion of the subject site proposed to be occupied by the 3-storey townhouse development is designated *Neighbourhoods* in the Official Plan. *Neighbourhoods* are physically stable areas made of residential uses in lower scale buildings. Policy 4.1.5 requires development in established *Neighbourhoods* to respect and reinforce the existing physical character of the neighbourhood and that no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

This proposal was reviewed against the policies described above as well as the policies of the Official Plan as a whole.

Zoning

The site is subject to former City of Toronto Zoning By-law 438-86. The site is also included within the new City-wide Zoning By-law 569-213, which was enacted by City Council on May 9, 2013. This By-law is subject to appeals at the OMB and therefore, is not in-force. The portion of the site at 702-706 Spadina Avenue is also subject to site specific Zoning By-law 841-80 to permit an addition to the existing buildings.

The subject site is zoned R3 Z1.0 under former City of Toronto Zoning By-law 438-86 and R(d1.0)(x852) under City-wide Zoning By-law 569-2013. Both of these zoning categories permit residential uses and also allow for select non-residential uses, such as retail stores, day nurseries, and places of worship, subject to certain conditions. The maximum height permitted by both Zoning By-laws 438-86 and 569-2013 is 12 metres.

Site Plan Control

The application is subject to site plan control. A Site Plan Control application has not been submitted for the subject site.

TOcore

TOcore: Planning Downtown is a three-year, inter-divisional study, led by City Planning. Building on Downtown's existing planning framework, TOcore's purpose is to ensure growth positively contributes to Toronto's Downtown as a great place to live, work, learn, play and invest by determining: a) how future growth will be accommodated and shaped, and b) what physical and social infrastructure will be needed, where it will go and how it will be secured.

The Downtown Plan will update the Downtown planning framework to shape future growth and link growth to the provision of needed infrastructure investments to achieve the city-building vision and policies of Toronto's Official Plan. A series of infrastructure strategies for transportation, parks and public realm, community services and facilities, water and energy are in development as part of this review.

City Council adopted the TOcore Proposals Report on December 15, 2016. The Proposals Report provides a vision for Downtown to 2041, five guiding principles and the policy directions that informed the development of the proposed Downtown Plan. The proposed Downtown Plan will be presented at the Planning and Growth Management Committee meeting on September 7, 2017.

The TOcore website is www.toronto.ca/tocore.

Spadina Avenue Built Form Study

On February, 14, 2012, the Toronto and East York Community Council requested City Planning staff to review the policy context for the lands fronting on Spadina Avenue generally from Front Street West to Bloor Street West. In response to Community Council's direction, City Planning staff are undertaking the Spadina Avenue Built Form Study, which will identify ways to refine the planning framework in the area and set a clear vision for future development and the public realm that builds upon the character of Spadina Avenue. The vision will be defined in new planning documents which may include Official Plan Amendments, Zoning By-law changes, design guidelines, and heritage designations.

For more information please see the Preliminary Report (July 9, 2014) on the Spadina Avenue Built Form Study: <http://www.toronto.ca/legdocs/mmis/2014/te/bgrd/backgroundfile-71665.pdf>

Official Plan Amendment 352 – Updating Tall Building Setbacks

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area. The implementing By-law (no. 1105-2016) was enacted on November 9, 2016. The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of a tall building in the Downtown which would be implemented through an area-specific Zoning By-law. The intent is that these policies would ensure that future growth positively contributes to the liveability, sustainability and health of Toronto's Downtown. More specifically, policies establish the reasoning for tower setbacks and recognize that not all sites can accommodate tall buildings and address base building heights. OPA 352 is currently the subject of appeals and is not in force, however it was considered in the review of this application as it is Council-adopted.

For more information please see the Preliminary Report (July 9, 2014) on the Spadina Avenue Built Form Study: <http://www.toronto.ca/legdocs/mmis/2014/te/bgrd/backgroundfile-71665.pdf>

Official Plan Amendment 368 – Knox College

At its meeting of January 31, 2017, City Council adopted Official Plan Amendment 368. Official Plan Amendment 368 deletes and replaces Heritage Policy A.5 which relates to the former Knox College, the new provision requires that identified views from the public realm at the southeast and southwest corners of College Street and Spadina Avenue as identified on Map 7B of the Official Plan "will include the prevention of any further intrusion into the silhouette view against the sky above the spires and the east and west wing ridgeline of Knox College in its entirety. The views from the identified public realm of College Street to and beyond Knox College in its entirety will be conserved". OPA 368 is currently under appeal and therefore is not in force, however it was considered in the review of this application as it is Council-adopted and represents the latest planning thinking, and as such it is relevant but not determinative.

A link to the City Council direction and report from the Chief Planner and Executive Director, City Planning can be found below:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE21.1>

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The city-wide Guidelines are available at

<http://www.toronto.ca/planning/tallbuildingdesign.htm>

Downtown Tall Buildings: Vision and Supplementary Design Guidelines

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies where tall buildings belong Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. City Council has requested that staff undertake further study of Spadina Avenue with respect to built form. This study has commenced. The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate new and current Downtown tall building proposals. The Downtown Tall Buildings Guidelines are available at

<http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>

The Downtown Tall Buildings Guidelines concluded that Spadina Avenue is not a "High Street" (major Downtown streets where tall buildings are considered an appropriate form of development) and should not have any heights or standardized building typologies assigned to it. When adopting the Downtown Tall Building Guidelines, City Council requested that Staff undertake a special study of Spadina Avenue which is now underway.

Tree Preservation

The applicant has submitted a Tree Inventory and Preservation Plan Report in support of this application. This document proposes the removal of 14 trees and two tree clusters. This document is being reviewed by Urban Forestry. The owner will be required to obtain the necessary permits and submit a satisfactory replanting plan prior to the removal of any protected trees.

Rental Housing Demolition and Conversion By-law

Section 111 of the *City of Toronto Act, 2006* authorizes Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, implements Section 111. The By-law prohibits the demolition or conversion of rental housing units in buildings containing six or more residential units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or the Chief Planner.

Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. These conditions implement the City's Official plan policies protecting rental housing. Council approval of demolition under Section 33 of the Planning Act may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the *Building Code Act*.

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, City Council typically considers both applications at the same time. Unlike Planning Act applications, decisions made by City Council under By-law 885-2007 are not appealable to the Ontario Municipal Board.

Reasons for the Application

The application has been submitted as the applicant requires an amendments to the former City of Toronto Zoning By-law 438-86 and the new City-wide Zoning By-law 569-2013. Both Zoning By-laws 438-86 and 569-2013 permit a maximum height of 12 metres, while the proposed development contemplates a height of 82.7 metres, including mechanical penthouse. The proposed office and student residence uses are not permitted by either Zoning By-law. In addition, the proposed building does not comply with other Zoning By-law standards in effect on the lands including the proposed quantity of vehicular parking, bicycle parking and loading spaces.

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 existing rental housing units as the subject lands contain six or more residential units, of which at least one is rental.

Community Consultation

A community consultation meeting was held on January 16, 2017 at the University of Toronto. The meeting was attended by approximately 60 people. Concerns raised at the meeting included the proposed height, the suitability of the proposed replacement rental housing, the loss of the existing bookstore on site and the associated building, the relationship of the proposed development to the Huron-Sussex Neighbourhood, and a concern about the addition of a student residence to the neighbourhood. Others saw the construction of a student residence as a positive addition to the community.

Planning Staff have received an extensive number of emails and telephone calls from residents in regard to this application. The concerns that have been expressed by residents in emails and telephone calls are consistent with the comments received at the community consultation meeting.

A meeting with the affected tenants residential of the buildings at 698 and 700 Spadina Avenue will occur prior to an Ontario Municipal Board hearing.

Staff have considered these comments in the review of this application. Staff have indicated to the community that while a student residence is not permitted under the Zoning By-law, in the opinion of staff, a student residence is an appropriate use for the site due to its *Mixed Use Areas* Official Plan designation.

COMMENTS

Overview

The development, as proposed, constitutes overdevelopment of the subject site. It does not have regard to relevant matters of provincial interest set out in Section 2 (d) and 2 (r) of the Planning Act, it is not consistent with the Provincial Policy Statement (2014), does not conform with the Growth Plan for the Greater Golden Horseshoe (2017) and does not conform with the Official Plan. In addition, it does not meet and does not maintain the intent of certain Council-adopted guidelines or the Toronto Green Standards requirements. The proposal negatively impacts and does not conserve two heritage properties negatively impacted by the proposed development, 698 Spadina Avenue which is proposed to be demolished, and Knox College as it does not meet the intent of the emerging Official Plan Policy of OPA 368 regarding Knox College which is enacted but not in force. While Planning Staff recognize and support the need for the University of Toronto to construct additional student residence space, it is expected that this student residence would be constructed in a built form that is appropriate and fits within its surrounding context. The proposed development is not supportable in its current form.

Issues that need to be addressed include but are not limited to: the proposed height and massing, heritage conservation including both 698 Spadina Avenue and the protection of the Knox College silhouette, shadow, wind mitigation, rental replacement, and bicycle parking. Staff are continuing to meet with the applicant in an effort to resolve issues and reach a settlement.

Provincial Policy Statement and Provincial Plans

Planning Act

Section 2 of the Planning Act sets out matters of provincial interest that City Council shall have regard to in making any decision under the Planning Act. Relevant matters of provincial interest include amongst other matters: Section 2(d) the conservation of features of significant architectural, cultural or historical interest; and Section 2(r) the promotion of built form that is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The proposed development does not have regard to Section 2(d) of the Planning Act, as the proposed development does not conserve the heritage resource at 698 Spadina Avenue, and instead proposes its demolition. There is also concern that the proposed development also would intrude into the Knox College silhouette which, though the Official Plan Amendment is under appeal, City Council has adopted as an identified view from the public realm of a designated heritage resource that is to be conserved.

The proposed development also does not have regard to Section 2(r) as the proposed development does not have a built form that is well-designed. The proposed development is too tall for its context and the massing is not appropriate.

As the proposed development does not conserve heritage resources and does not have a built form that is well-designed, it does not have regard to matters of provincial interest as identified in Section 2(d) and (r) of the Planning Act.

Provincial Policy Statement (2014)

The 2014 PPS identifies that the subject site is within a settlement area. The PPS identifies that settlement areas shall be the focus of growth and development, however Section 1.1.3.3 indicates that "Planning authorities shall identify appropriate locations and promote opportunities for *intensification* and *redevelopment* where this can be accommodated taking into account existing building stock or areas...". The proposed development is not a level of intensification that is appropriate when taking into account the existing building stock and area.

Section 4.7 indicates that the Official Plan is the most important vehicle for implementation of the PPS and that Official Plans shall identify provincial interests, as identified in Section 2 of the Planning Act, which includes the promotion of a well-designed built form and the conservation of features of significant architectural, cultural, or historical interest. The proposed development is not consistent with Official Plan policies that relate to matters of provincial interest for a well-designed built form or the conservation of heritage resources.

The conservation of heritage resources is required pursuant to Section 2.6.1 of the PPS which states "Significant built heritage resources and significant cultural landscapes shall be conserved". Built heritage resource is defined to include: property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers. City Council has stated its intention to designate the property at 698 Spadina Avenue, which the applicant proposes to demolish. This intention to designate has been appealed by the applicant. There is also a concern that the proposed development would intrude into the silhouette of the heritage-designated Knox College building which, though under appeal to the OMB, City Council has adopted as an identified view from the public realm of the heritage resource that is to be conserved.

The applicant's design does not incorporate the building at 698 Spadina Avenue that City Council has recently stated an intention to designate under Part IV of the Ontario Heritage Act and instead proposes demolition of this resource. The lack of conservation of this significant heritage resource is not consistent with the PPS.

Growth Plan for the Greater Golden Horseshoe (2017)

The Growth Plan for the Greater Golden Horseshoe (2017) designates this site within the delineated built up area. Section 2.2.2.4 identifies that within delineated built up areas, all municipalities will develop a strategy for intensification that will identify the appropriate type and scale of development and transition of built form to adjacent areas. Based on Official Plan policies and Council-adopted guidelines, the proposed scale of development based on the proposed height and massing is not appropriate for the subject site.

The Growth Plan for the Greater Golden Horseshoe in Section 4.2.7 states that "*Cultural Heritage Resources* will be *conserved* in order to foster a sense of place and benefit communities, particularly in *strategic growth areas*". The proposed development does not conserve the heritage resource at 698 Spadina Avenue in the application and there is concern that the proposed development would intrude into the Knox College silhouette which, though under appeal, City Council has adopted as an identified view from the public realm of the heritage resource that is to be conserved.

The scale of development is not appropriate for the subject site and the heritage resources are not conserved, therefore the proposed development does not conform (conflicts) with the Growth Plan for the Greater Golden Horseshoe.

Land Use

The proposed development is designated *Mixed Use Areas* in the Official Plan. The proposed mixed use building contains retail, office, and student residence uses. While the student residence and office use are not permitted under the existing Zoning By-law, they are appropriate uses for *Mixed Use Areas*, especially given the proximity to the University of Toronto and the need for student house. These uses must be accommodated in an appropriate built form that conserves heritage resources.

Height and Massing

The height of the proposed tower is too tall for its context. Official Plan policy 3.1.3.2(b) states that tall buildings will address key urban design considerations, including "demonstrating how the proposed building and site design relate to the existing and/or planned context". The Downtown Tall Buildings Design Guidelines identify Spadina Avenue as a "Special Study Street", and conclude that Spadina Avenue is not a "High Street". The Spadina Study which is currently underway is reviewing appropriate heights for Spadina Avenue. The proposed tower has a height of 76.7 metres (82.7 metres including mechanical penthouse). It is the opinion of Staff that this height is too tall for the context and must be reduced. While the tower to the south of the subject site at 666 Spadina Avenue is similar in height to the proposed tower with a height of approximately 75 meters, this comparison is not appropriate justification for the proposed height as 666 Spadina Avenue is a "tower in the park" building typology. A more appropriate height for the proposed development would be a height similar to the tower to the north of the subject site at 732 Spadina Avenue, which has a height of 59.5 metres (excluding mechanical penthouse).

The proposed tower setback of 11 metres from the north property line is not sufficient. The Tall Building Guidelines assist with implementing the Official Plan. These guidelines include a minimum tower separation distance of 12.5 metres to the property line. Appropriate tower separation is necessary for light, privacy, skyview, and to reduce the visual impact on the public realm. The tower separation guideline has recently been recommended by City Planning for enactment as an Official Plan amendment, has been enacted by City Council and is under appeal. The fact that the application cannot meet the recognized tower separation is an indication of the extent of overdevelopment the application presents.

Official Plan policy 3.1.2.3 requires new buildings to be massed to fit within their existing and/or planned context. Further, policy 3.1.3.1a) requires tall buildings to include a base building which is to provide definition and support at an appropriate scale for adjacent streets, parks, and open spaces. The setback above the base building on the south, east, and west elevations are not sufficient. In the proposed development, the tower setbacks above the base building are approximately as follows: 0.4-2.5 metres for the east elevation, 1.3 metres for the south elevation, and 0.4 metres for the west elevation. A tower setback of a minimum of 3 metres is recommended in the Tall Building Design Guidelines to allow the tower to fit harmoniously into its existing context as it reinforces the base building and limits the visual impact of the tower at grade. It also improves pedestrian comfort by absorbing downward wind shear and by differentiating the base from the tower. The proposed tower

stepbacks for the south, east and west elevations are not sufficient and should be increased to at minimum 3 metres.

The massing and design of the proposed base building will need to be modified to appropriately address the conservation of the existing building located at 698 Spadina Avenue.

The proposed tower floorplate is over 860 square metres, which exceeds the maximum 750 square metre tower floorplate recommended in the Tall Building Design Guidelines. While the materials provided indicate that this proposed tower floorplate is necessary for the operational requirements of the student residence, other student residences which have recently been approved by City Council have floorplates of less than 750 square metres, including the new Ryerson University student residence that was approved at 270-288 Church Street, 101-105 and 111 Bond Street which has a floorplate of 625 square metres. A student residence was recently constructed at 245 College Street with a very large floor plate that sets an inappropriate precedent. Limiting the size of tower floor plates casts smaller, faster moving shadows, permit better views between buildings and through sites, and improve sky view. This is consistent with Official Plan Policy 3.1.2.3 which requires new development to adequately limit any resulting shadowing of neighbouring streets, properties, and open spaces, and also requires providing for adequate light and privacy. A reduction in tower floorplate size would also allow the applicant to better meet their setback and stepback requirements on the site. Staff do not support the tower floor plate exceeding 750 square metres. The current floorplate size is another indication of overdevelopment of the site represented by the current proposal.

The proposed built form requires modifications before it can be acceptable to Staff. Reduction in height, improved tower setbacks, reduced floorplate, and a base building that better reflects the surrounding context are all necessary changes.

Heritage

At its meeting of March 9, 2017, City Council adopted the recommendations in the report from the Chief Planner and Executive Director, City Planning Division (dated July 12, 2017) entitled "Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 698 Spadina Avenue", which added the property at 698 Spadina Avenue to the City of Toronto's Heritage Register.

Policy 3.1.5.26 identifies that "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impacts on it". Policy 3.1.5.27 requires that "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures, and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged".

The development would demolish the building at 698 Spadina Avenue. City Council has stated its intention to designate the property, supported by recommendations from City Planning and the Toronto Preservation Board. The proposal does not conserve any portion of the building at 698 Spadina Avenue and instead recommends full demolition of the entire building. It is expected that the applicant conserve and integrate the building into the overall development scheme.

A heritage easement agreement would be required to integrate the building at 698 Spadina Avenue into the proposed development.

View of Knox College

Official Plan Amendment 368 deletes and replaces Heritage Policy A.5 which relates to the former Knox College, such that the provision requires that identified views from the public realm at the southeast and southwest corners of College Street and Spadina Avenue "will include the prevention of any further intrusion into the silhouette view against the sky above the spires and the east and west wing ridgeline of Knox College in its entirety. The views from the identified public realm of College Street to and beyond Knox College in its entirety will be conserved". Staff have a concern that the proposed development will intrude into the silhouette view of Knox College and have indicated to the applicant that Staff will not support any intrusion into this silhouette. No materials have been provided to demonstrate that the silhouette view is not impacted.

Shadow

The shadow studies provided by the applicant add shadow to *Neighbourhoods* designated properties at 9:18, and after 3:18 on both the spring and fall equinoxes. Policy 4.5.2 d) in the Official Plan requires that development in *Mixed Use Areas* will adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes. It is the opinion of Planning Staff that the shadow impacts on adjacent *Neighbourhoods* have not been adequately limited as the building that is proposed is too tall for the context and too bulky, resulting in a long and wide shadow. Reducing the height to a height acceptable to Planning Staff and reducing the tower floor plate to less than 750 square metres would help to reduce the shadow on adjacent *Neighbourhoods*.

Wind

Policy 3.1.2.3(e) of the Official Plan requires new development to be designed to adequately limit any uncomfortable wind conditions on neighbouring streets, parks and open spaces.

The *Pedestrian Wind Assessment – Letter of Opinion* from RDWI Consulting Engineering and Scientists dated May 25, 2016 provides an opinion letter on the expected wind conditions that would be generated by the proposed development. The opinion letter indicates that suitable wind conditions are generally expected on the Spadina and Sussex sidewalks and on Sussex Mews. Suitable wind conditions are also expected at the entrances on the east side of the tower and the west side of the townhouses. Higher than desired wind conditions, and potentially uncomfortable wind conditions, are expected on the west side of the tower and at its southwest corner. The letter of opinion also indicates that wind conditions on the retail entrance along Sussex Avenue and the roof terraces of the townhouses are expected to be slightly higher than desired. The letter of opinion indicates that wind mitigation measures are recommended.

A full wind study would be required as part of any site plan control application for the subject site. Any mitigation measures would be required as part of any site plan control application to ensure the development does not generate any adverse wind conditions.

It is anticipated that many of the proposed massing revisions being requested by Staff would help to mitigate the wind impact from the proposed development.

Public Realm

The proposed public realm for the tower component of the development is acceptable as it includes a minimum sidewalk zone of approximately 6 metres on Spadina Avenue and approximately 6.2 metres on Sussex Avenue. These sidewalk zones are consistent with the Tall Building Design Guidelines that recommend a minimum of 6 metres sidewalk zones for tall buildings.

The proposed public realm for the townhouse component of the project should be improved. The proposed townhouses have entrances that front onto public lanes. Official Plan policy 3.1.2.1(b) requires that new development locate main building entrances so they are clearly visible and directly accessible from the public sidewalk. The City of Toronto's draft Townhouse Guidelines recommend that in general, primary facades of buildings and front doors should be oriented parallel to the street. The proposed townhouse entrances should be reconfigured to be oriented parallel to Sussex Avenue to improve visibility, better animate the street frontage and improve the public realm.

Vehicular Parking

The proposed development includes 18 parking spaces within one level of underground parking, which would include 7 spaces for townhouse users and visitors, 9 spaces for office and retail uses, and 2 spaces for service vehicles. No parking is proposed for the student residence component of the development. Staff have reviewed the proposed quantity of vehicular parking and find it to be acceptable, provided the University of Toronto has sole ownership of the development proposal. The applicant has not provided the dimensions for the proposed parking stalls, which is a concern to Staff who need to ensure that parking stalls are a sufficient size to accommodate vehicles.

The proposed vehicular parking access is from Sussex Mews. Staff find the proposed vehicular parking access to be acceptable.

Loading

The proposed development includes one Type A/G loading space which is accessible from Sussex Mews. Staff have reviewed the proposed loading and find the proposed quantity and access to be acceptable.

Servicing and Hydrogeology

Staff have reviewed the Functional Servicing Report provided by the applicant and the report is not acceptable in its current form and revisions are required.

Revisions are also required to the Hydrogeological and Geotechnical reports provided by the applicant before they can be accepted by Staff.

Housing

Based on information submitted by the applicant and identified through a site visit, the existing site contains a total of 6 rental dwelling units, comprised of the following:

- 5 two-bedroom units, of which 3 units have affordable rents and 2 units have mid-range rents, and
- 1 one-bedroom unit with a studio/coach house. Based on an assessment of the unit, the unit is classified as a two-bedroom unit with affordable rent as the tenant has exclusive and private access to a studio/coach house that has long been associated with the unit.

The applicant has proposed to demolish all of the existing rental units and replace them within the stacked townhouse development on the site.

The details of the applicant's rental replacement proposal and Tenant Relocation and Assistance Plan have not been finalized. Staff will continue to work with the applicant to resolve these outstanding matters, all of which will need to be to the satisfaction of the Chief Planner and secured through one or more agreements with the City and registered on title to the land in a manner satisfactory to the City Solicitor.

Toronto Green Standard and Bicycle Parking

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.

Staff have significant concern about the ability of the proposed development to meet the TGS Tier 1 performance standards as the applicant's proposed bicycle parking does not comply with the minimum Zoning By-law requirements. The Zoning By-law requires a minimum of 238 long-term bicycle parking spaces and 39 short-term bicycle parking spaces. The applicant is proposing 116 long-term and 40 short-term bicycle parking spaces. This is significantly less than the Zoning By-law requirement. Reductions from the Zoning By-law requirement for bicycle parking spaces are not supportable, as bicycle parking is even more important given that the development is a student residence. In order to meet Tier 1 of the TGS, the bicycle parking must meet or exceed the minimum bicycle parking required in the Zoning By-law.

Other applicable TGS performance measures would be secured through the Site Plan Approval process.

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 acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

This application is for student housing, which will be owned and operated by the University of Toronto. As such, it is exempt from the parkland dedication requirement under Chapter 415, Article III, Section 30.10(b) of the Toronto Municipal Code.

Section 37

If the proposed development is owned and operated by the University of Toronto as a student residence, the proposed development would not be subject to a monetary Section 37 contribution. Should the development be approved by the Ontario Municipal Board, Staff may seek a Section 37 Agreement for heritage conservation and rental housing replacement purposes and any matters to be secured for legal convenience.

Conclusion

This report recommends that Staff be authorized to oppose the proposed development at the Ontario Municipal Board. While Staff appreciate the need for the University of Toronto to expand its student resident space, this must be done in an appropriate built form that responds to its context and conserves heritage resources. The proposed development is not consistent with the PPS and conflicts with the Growth Plan for the Greater Golden Horseshoe as it does not conserve the heritage resource at 698 Spadina Avenue, and instead proposes demolition of this resource. The proposed development is not appropriate for its context as it is too tall, too bulky, and does not provide appropriate tower setbacks. In its current form it is not good planning or in the public interest. Staff will continue to work with the applicant towards reaching a settlement, in hopes of achieving a mutually-agreeable built form that is appropriate for its context and conserves heritage resources.

CONTACT

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E-mail: michelle.knieriem@toronto.ca

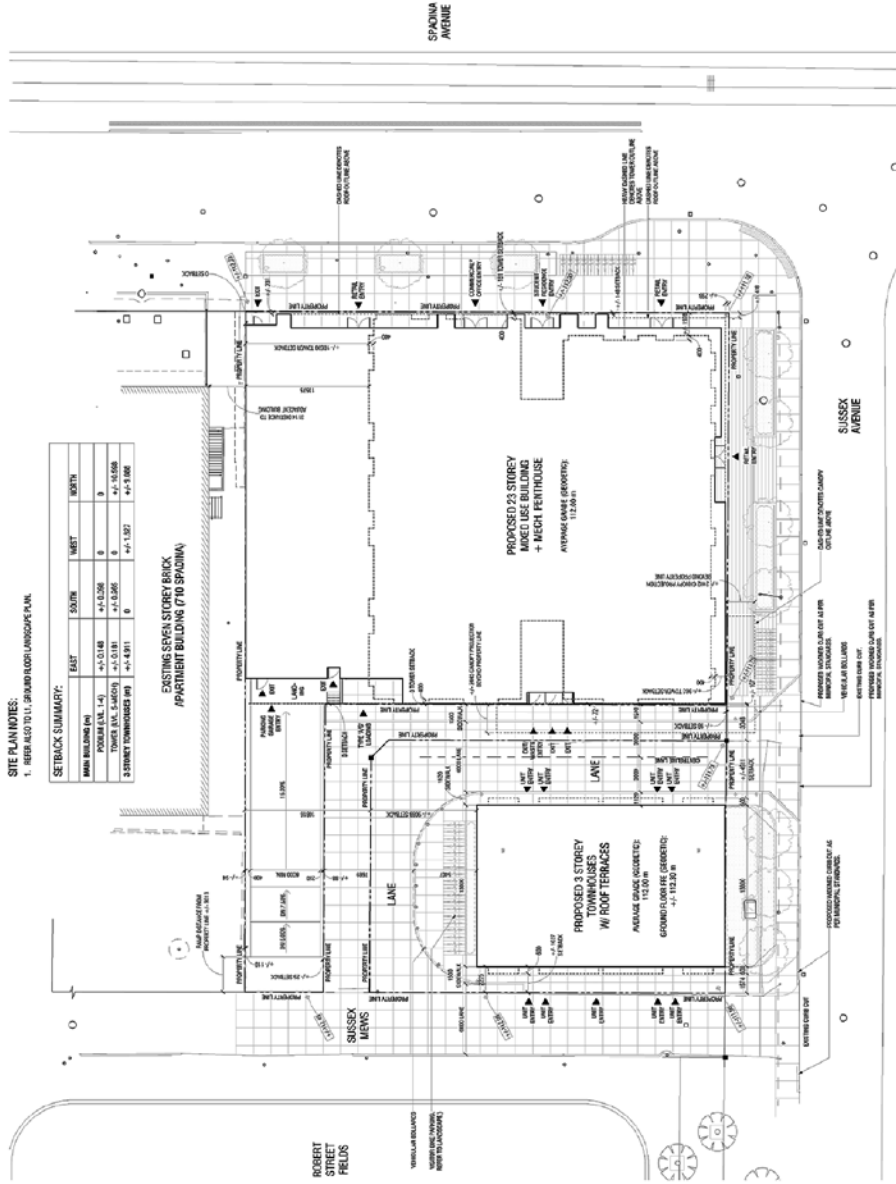
SIGNATURE

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

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Attachment 1: Site Plan
Attachment 2: North Elevation
Attachment 3: West Elevation
Attachment 4: South Elevation
Attachment 5: East Elevation
Attachment 6: Zoning By-law 569-2013
Attachment 7: Application Data Sheet

Attachment 1: Site Plan



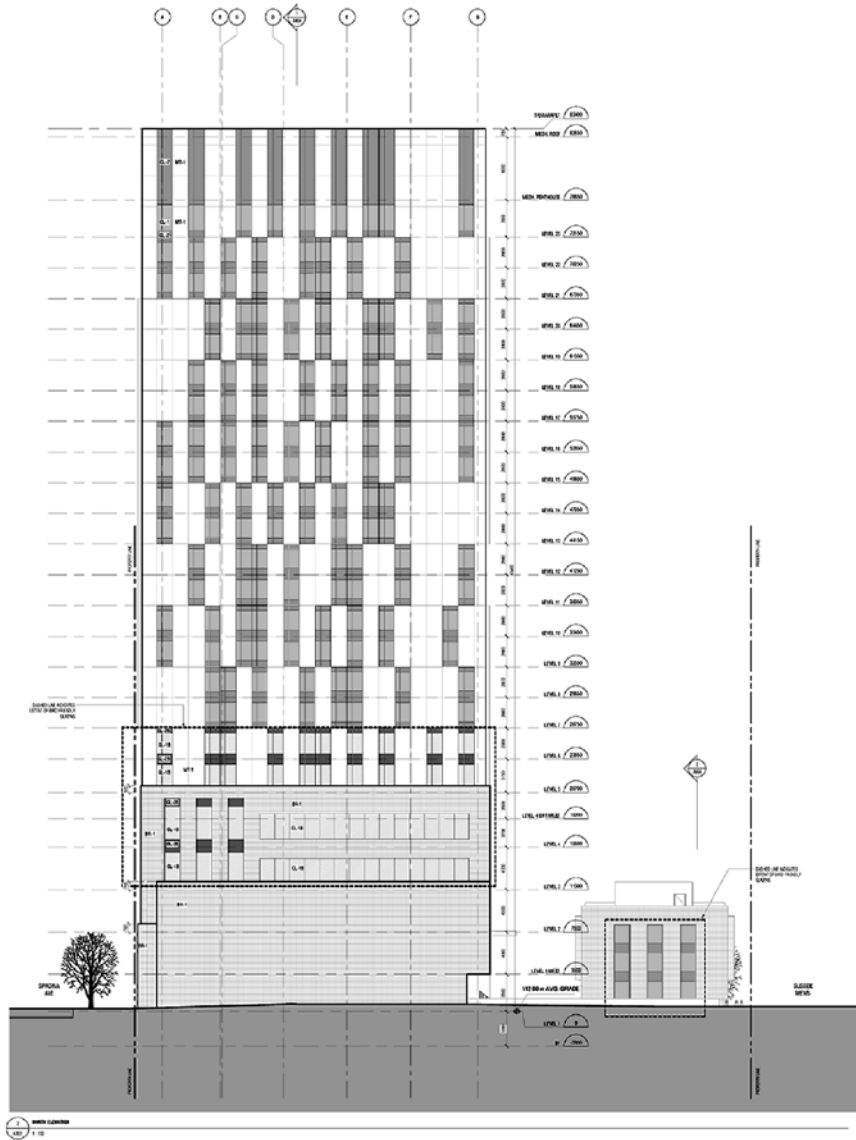
700 Spadina Avenue

File # 16 194679 STE 20 0Z

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 09/02/2016

Attachment 2: North Elevation



North Elevation

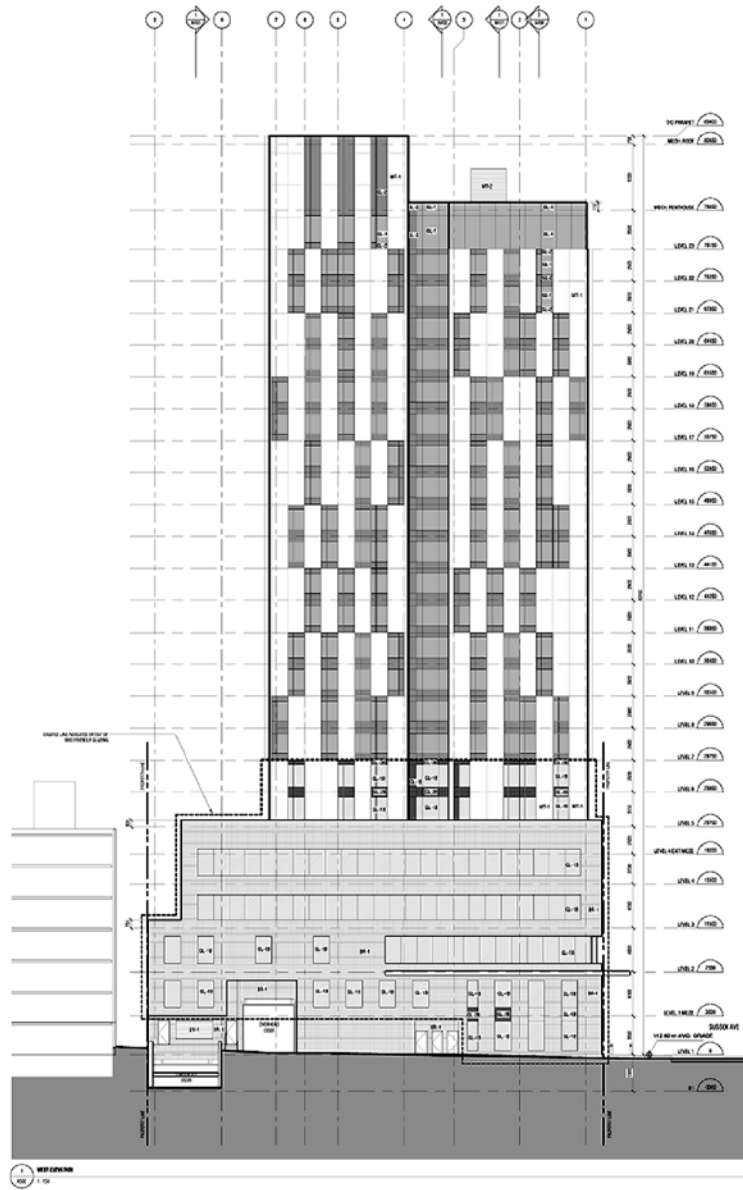
700 Spadina Avenue

Applicant's Submitted Drawing

Not to Scale
 09/02/2016

File # 16 194679 STE 20 OZ

Attachment 3: West Elevation



West Elevation

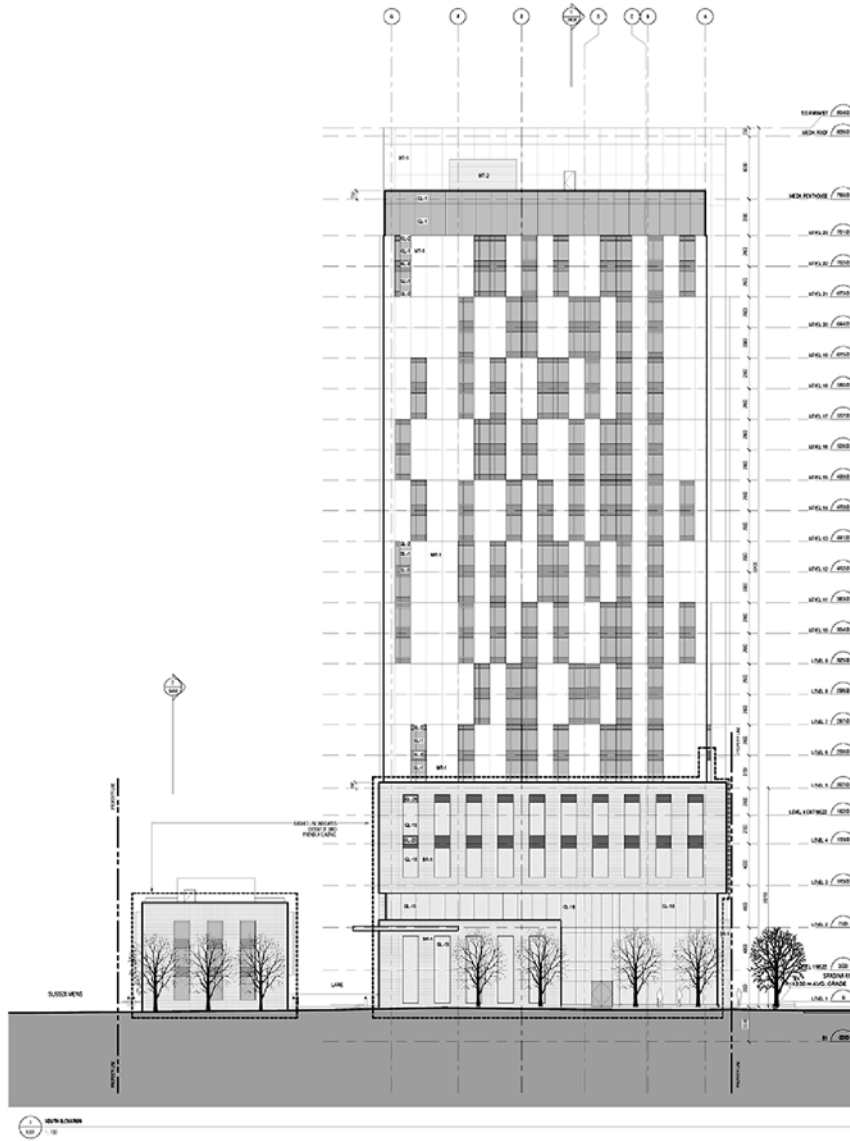
Applicant's Submitted Drawing

Not to Scale 
09/02/2016

700 Spadina Avenue

File # 16 194679 STE 20 OZ


Attachment 4: South Elevation



South Elevation

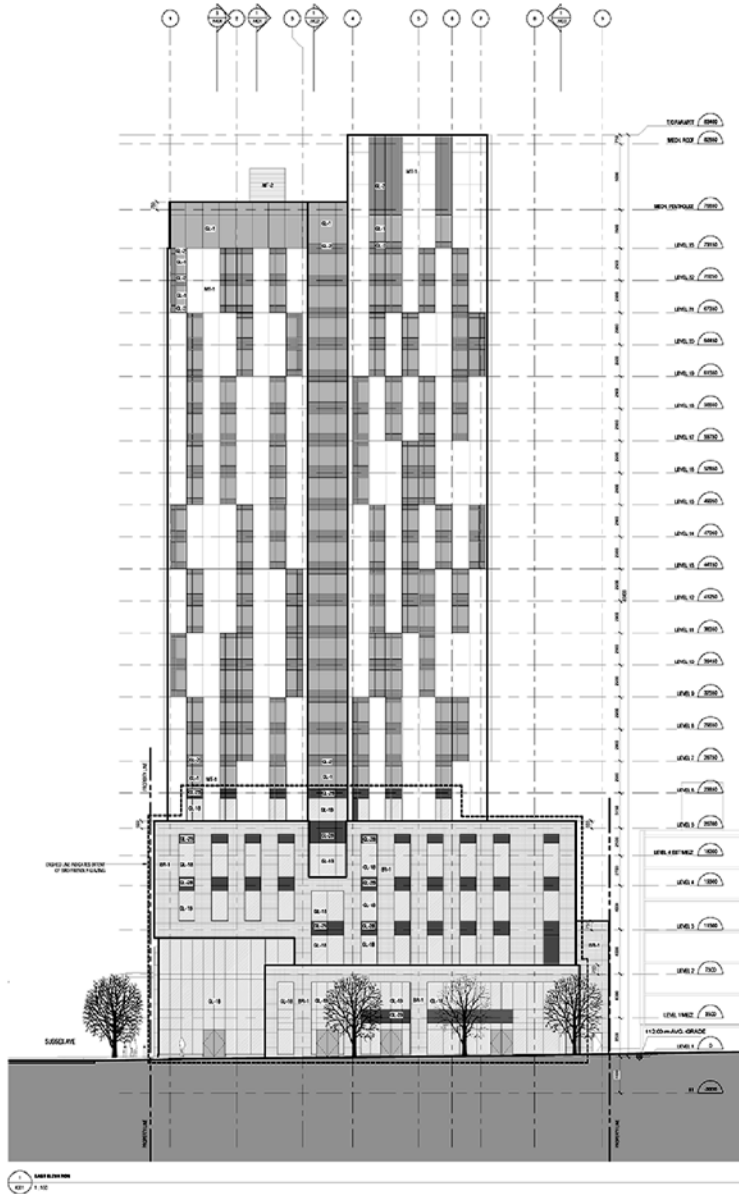
700 Spadina Avenue

Applicant's Submitted Drawing

Not to Scale 
09/02/2016

File # 16 194679 STE 20 OZ


Attachment 5: East Elevation



East Elevation

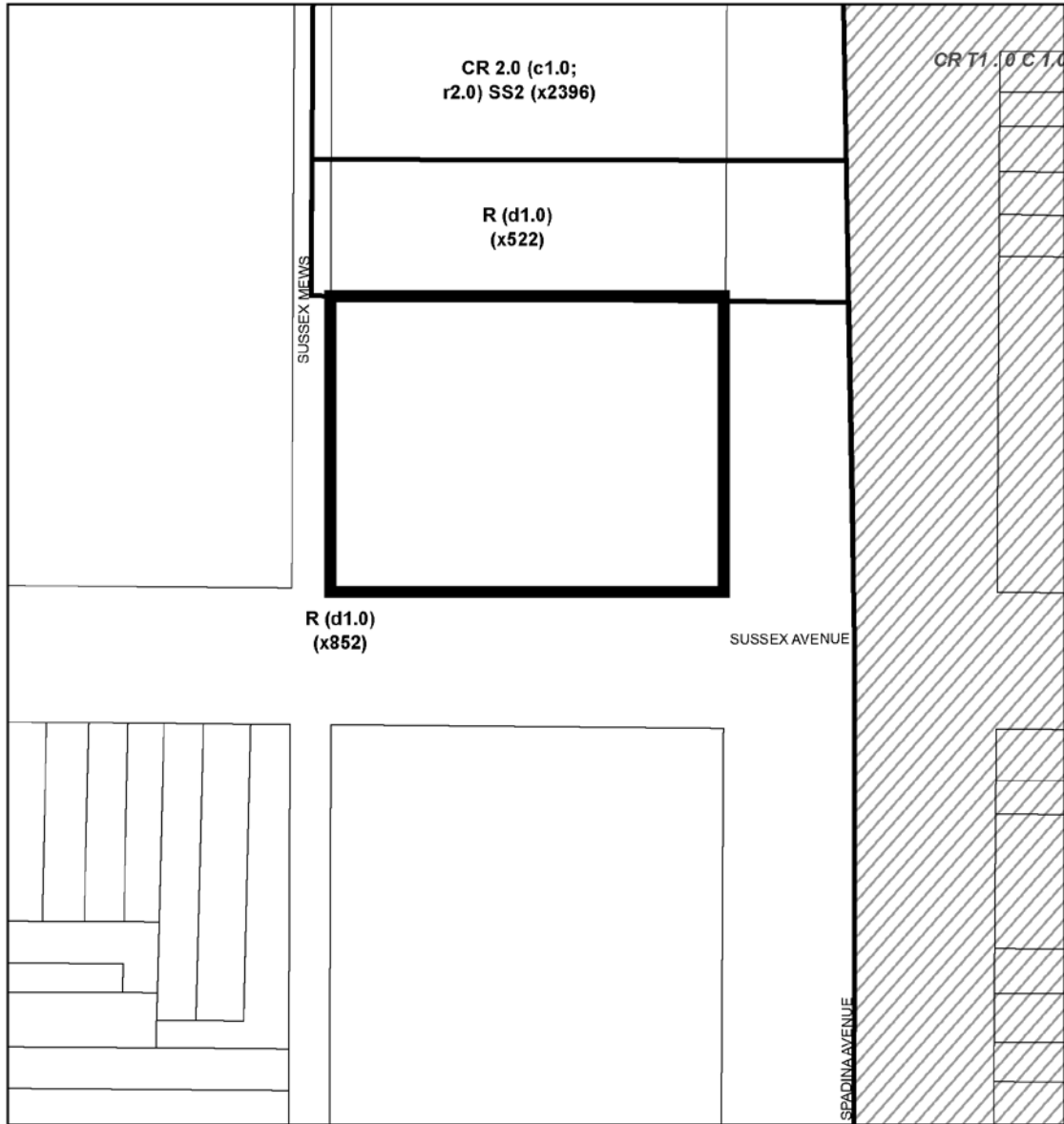
700 Spadina Avenue

Applicant's Submitted Drawing

Not to Scale 
09/02/2016

File # 16 194679 STE 20 OZ

Attachment 6: Zoning



Zoning By-Law No. 569-2013

700 Spadina Avenue

File # 16 194679 STE 20 OZ

Location of Application

R Residential

CR Commercial Residential



See Former City of Toronto By-Law No. 438-86

CR Mixed-Use District



Not to Scale
Extracted: 09/08/2016

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	16 194679 STE 20 OZ
Details	Rezoning, Standard	Application Date:	July 21, 2016
Municipal Address:	700 SPADINA AVE		
Location Description:	PLAN 438 LOT 2 **GRID S2004		
Project Description:	Rezoning application to permit a mixed-use University Student Residence with associated retail and office uses as well as faculty housing: 23-storey building including a 4-storey podium, together with a 3-storey, 12-unit stacked townhouse complex		

Applicant:	Agent:	Architect:	Owner:
Signe Leisk		Diamond Schmidt Architects	S. Reisman, S. Moskowitz, Univeristy of Toronto

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	R (d1.0) (x852)	Historical Status: Y
Height Limit (m):	12	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	2214.4	Height: Storeys:	23
Frontage (m):	41.5	Metres:	77
Depth (m):	58.19		
Total Ground Floor Area (sq. m):	1608.7		Total
Total Residential GFA (sq. m):	17902.1	Parking Spaces:	18
Total Non-Residential GFA (sq. m):	2900.6	Loading Docks	1
Total GFA (sq. m):	20802.7		
Lot Coverage Ratio (%):	73		
Floor Space Index:	9.39		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental, Other		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	17902.1	0
Bachelor:	0	Retail GFA (sq. m):	498.5	0
1 Bedroom:	21	Office GFA (sq. m):	2402.1	0
2 Bedroom:	196	Industrial GFA (sq. m):	0	0
3 + Bedroom:	39	Institutional/Other GFA (sq. m):	0	0
Total Units:	246			

CONTACT: PLANNER NAME: Michelle Knieriem, Planner
TELEPHONE: 416-338-2073