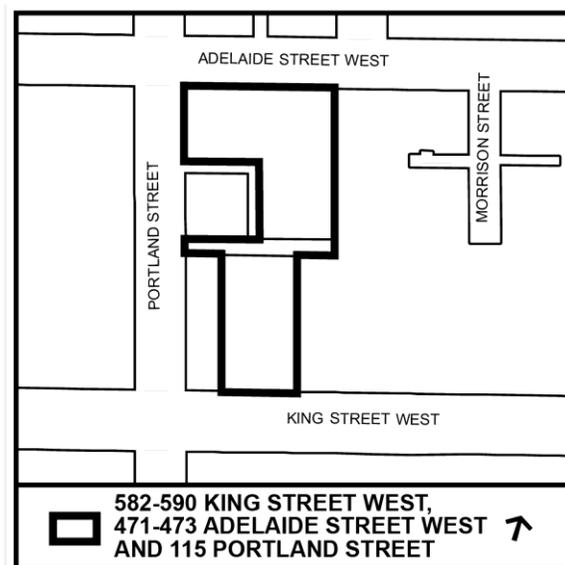


**582-590 King Street West, 471-473 Adelaide Street West
and 115 Portland Street - Zoning Amendment
Application - Preliminary Report**

Date:	October 27, 2017
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	17 215103 STE 20 OZ

SUMMARY

This application proposes to redevelop the site with a mixed-use development containing retail uses at grade and commercial (office) uses above with a six-storey building fronting King Street West connected to a twelve-storey building fronting Adelaide Street West at the south-east corner of Adelaide and Portland Streets. The site is located within the King-Spadina Heritage Conservation District and includes the listed heritage property at 582-590 King Street West and the contributing heritage properties at 471 and 473 Adelaide Street West. The existing four-storey heritage building located at 582-590 King Street West and the façade of the building at 473 Adelaide Street West will be incorporated into the proposal, while the building at 471 Adelaide Street West will be demolished. The proposal will result in a two-storey building addition over the King Street building and an eight-storey addition over the buildings at 471 and 473 Adelaide Street West and the existing surface parking lot at the south-east corner of the site. A total of 122 vehicular parking spaces will be located in four levels of below grade parking accessed via a parking elevator.



The development is proposed to have a height of 26.25 metres along King Street and 51.45 metres along Adelaide and Portland Streets (56.45 metres including the mechanical penthouse). A total of just under 24,000 square metres of commercial space will be provided.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A community consultation meeting to be scheduled by staff in consultation with the Ward Councillor is intended to be held in the first quarter of 2018. Assuming the applicant provides all required information in a timely manner. The statutory public meeting under the Planning Act will be held in early 2019.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 582-590 King Street West, 471-473 Adelaide Street West and 115 Portland Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In 2002 the Committee of Adjustment approved an application (No. A555/01TO) for variances to permit a two-storey addition over the existing buildings at 582-590 King Street West and at 473 Adelaide Street West and also to construct a six-storey addition over the existing building at 471 Adelaide Street West. The requested variances were for overall building depth and on-site parking and loading provisions.

The property at 582-590 King Street West was included on the City's Heritage Register, adopted by City Council on May 17, 18 &19, 2005.

At its December 11, 12 and 13, 2016 meeting, Toronto City Council passed By-law 1186-2016 to prohibit the demolition or removal of any buildings or structures on properties that have the potential to contribute to the cultural heritage value of King-Spadina within the study area boundaries for a period of one year.
<http://www.toronto.ca/legdocs/bylaws/2016/law1186.pdf>

At its October 2, 2017 meeting, Toronto City Council adopted the designation of the King-Spadina Heritage Conservation District under Part V of the Ontario Heritage Act.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

Pre-Application Consultation

A number of pre-application meetings were held between the applicant and City staff with the first on May 13, 2015 and again on February 1, 2016 followed by a pre-application community consultation meeting on June 27, 2016. At the community consultation meeting, attendees were generally supportive of the proposed preservation of the existing heritage buildings and the proposed commercial and office uses. Based on feedback received from City staff as well as the community, the submitted application removed truck loading from Portland Street, increased the setback along the east-facing façade to 5.5 metres, increased the number of parking spaces to 122 spaces and added a small setback along the Portland Street façade.

ISSUE BACKGROUND

Proposal

The development proposes to retain the heritage building at 582-590 King Street West and portions of the contributing heritage building at 473 Adelaide Street West and to construct over-builds comprising of two additional storeys fronting King Street West and eight additional storeys fronting Adelaide Street west. The surface parking lot at the north-west corner of the site (abutting Portland and Adelaide Streets) will be redeveloped with a 12-storey structure. The existing one-storey contributing heritage building at the eastern limit of the site (at 471 Adelaide Street West) is proposed to be demolished and replaced with a 12-storey structure.

The proposed uses will include retail at grade and office/commercial uses above. Commercial lobbies will be located at King Street and also at Adelaide Street and truck loading will be accessed via Adelaide Street at the eastern edge of the site where two Type-B and one Type-C loading spaces will be provided. A parking lift and stacker will serve 122 vehicular parking spaces within four levels of underground parking, accessible via a driveway off of Portland Street. A commercial bicycle parking room containing 75 long-term bicycle parking spaces will be located on the ground floor.

The King Street West portion of the development will have a height of 26.25 metres and the Adelaide Street and Portland Street portions will have a 51.45 metre height (56.45 metres including the mechanical penthouse). A series of setbacks and stepback are proposed as described below:

King Street:

The existing heritage building is generally located on the King Street lot line. The proposed addition will be stepped back between 6.55 metres to 7.0 metres from the front wall of the existing building, and the sixth floor will cantilever over the fifth floor below resulting in a stepback of 3.95 metres to 4.5 metres. Additionally, the east and west edges of the addition will be notched out creating an additional stepback of approximately 11 metres in this location, otherwise, the remainder of the north and south façades will be located on their respective property lines creating party wall conditions.

Adelaide Street:

Both the existing one-storey and four-storey contributing heritage buildings fronting Adelaide Street west are located right on the street lot line. The ground floor of the proposed development replacing the one-storey contributing heritage building at 471 Adelaide Street West and the surface parking lot at the corner of Adelaide and Portland Streets will be setback between 3.15 metres and 3.45 metres from the respective street property lines. This setback will be eliminated starting at the second storey as the building will cantilever out towards Adelaide Street West, with the exception of the notch-out immediately west of the contributing heritage building at 473 Adelaide Street West as here the 3.15 metre setback will be maintained for the first five storeys to accommodate a five-storey glass atrium making visible a portion of the west façade of the heritage building. This will be the location of the main lobby.

Starting at the sixth storey, the development will stepback 3.15 metres from Adelaide Street and this will be reduced to 1.5 metres for the remaining six floors, starting at the seventh storey. Above this, the mechanical penthouse will be stepback 9.45 metres.

Portland Street:

As noted above, the existing parking lot fronting onto Portland Street will be re-developed with a 12-storey building located right on the Portland Street property line for the first five storeys and will stepback 3.1 metres at the sixth floor, come up to the property line at the seventh storey and then stepback 1.5 metres for the remaining five storeys. Above this, the mechanical penthouse will stepback 9.05 metres.

East and West side lot line:

The six storey portion of the development fronting King Street West will be located on the east and west side lot lines. The portion of the development fronting Adelaide Street West will stepback 5.5 metres from the east side lot line starting at the sixth storey to provide relief for the adjacent residential building to the east. Additionally, the portion of the development that connects the Adelaide and King Street buildings will stepback 4.5 metres from the west side lot line providing relief for the two-storey house-form buildings fronting Portland Street in this location.

Site and Surrounding Area

The site is an irregular 'T'-shaped parcel which has approximately 47 metres of frontage on King Street, 62 metres along Adelaide Street and 31 metres along Portland Street, with a total lot area of approximately 5,073 square metres.

The site contains an existing four-and-a half-storey heritage building at 582-590 King Street West which is listed on the City's Heritage Register, a one-storey contributing heritage building at 471 Adelaide Street West and a four-storey contributing heritage building at 473 Adelaide Street West, all of which are identified as contributing properties in the King-Spadina Heritage Conservation District Plan. These buildings were originally established as factory and warehouse structures of the Kodak Company Limited, with the King-Street West building being constructed in 1902 and expansions added to it between 1905 and 1911 resulting in the three buildings that exist today.

Contributing heritage properties located adjacent to the subject site include 565-581, 578-580, 600 and 602 King Street West, 98-102, 105 and 107 Portland Street and 487, 490 and 504 Adelaide Street West.

The three buildings located at 582-590 King Street West, 471 and 473 Adelaide Street West are listed heritage buildings and are also identified as contributing in the King Spadina Heritage Conservation District Plan.

A surface parking lot is located at the north-west corner of the site, at 115 Portland Street. Two public lanes, one running north-south and another east-west, connect the site to Portland and Adelaide Streets.

The original building addition at 473 Adelaide Street West was constructed to bridge over the east-west laneway in order to connect to the King Street building, starting at the second storey.

The following uses are found surrounding the subject site:

South: On the opposite side of King Street, east of Portland Street, are a series two and three-storey commercial buildings with a five-storey commercial building located mid-block at 545 King Street West. The south side of King Street, west of Portland Street, contains a similar character with one and two-storey commercial buildings. Further west is a 15-storey residential building, approved by the Ontario Municipal Board, located at 621 King Street West.

East: Fronting King Street - Immediately adjacent to the site to the east, on the north side of King Street West, is a two-and-a-half storey heritage building at 580 King Street West and east of this is a recently completed 12-storey residential building which incorporates a heritage building at 560 King Street West. This 'C'-shaped building, known as Fashion House, fills the depth of the block and also has frontage on Adelaide Street West.

Fronting Adelaide Street – Immediately east of the subject site on the south side of Adelaide Street, is a 10-storey residential building followed by a series of two-storey heritage buildings containing commercial and residential uses. Most of these (445-451 Adelaide Street West) are subject to a recently submitted development proposal for an 11-storey commercial building (File No. 17 209531 STE 20 OZ).

West: Fronting King Street – Immediately west of the site, at the north-east corner of King and Portland Streets is a four storey heritage building at 600 King Street West.

Further west, at the north-west corner of King and Portland Streets, is a four-storey heritage building which has been incorporated into a recently-approved mixed commercial and residential development at 602 King Street West containing the retained heritage building, a 12-storey commercial building (which fronts King Street) just west of the heritage building, and a 16-storey residential building fronting onto Adelaide Street.

Fronting Portland Street- As noted above, a four-storey heritage building is located at the north-west corner of King and Portland Streets and north of this, fronting Portland Street, are a number of two-storey row houses followed by a two-and-half-storey commercial building located at the south-west corner of Portland and Adelaide Streets, identified as a contributing building in the King-Spadina HCD Study.

Fronting Adelaide Street – as noted above, on the south-west corner of Adelaide and Portland Streets is a two-and-half-storey contributing heritage building and west of this, on the south side of Adelaide Street, is a two-storey commercial building followed by two-storey row houses. Mid-block, at 501 Adelaide Street West, is the site of the 16-storey residential building approved as part of the 602 King Street West mixed-use development noted above.

North: Directly across the street from the subject site, at the north-east corner of Adelaide and Portland Streets, is a development proposal currently under review for a 12-storey mixed-use building (File No. 16- 228717 STE 20 OZ). East of this is a three-storey building identified as contributing in the King-Spadina HCD and further east of this is a small surface parking lot with a four-storey residential building followed by St. Andrew's Playgroud on the east side of Maud Street.

On the north side of Adelaide Street, west of Portland Street, are a number of two-storey row houses, most of which are identified as contributing in the King-Spadina HCD, followed by a four-storey commercial building.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) (the "PPS") 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 promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.
- 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 PPS. Policy 4.7 states that the Official Plan is the most important vehicle for implementing the PPS.

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") 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; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.
- 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 builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe 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

Chapter Two – Shaping the City

The subject site is located within the *Downtown*, as identified on the Official Plan's Urban Structure map. Chapter Two –Shaping the City identifies that the *Downtown* area offers opportunities for substantial growth, but it is not anticipated that this growth will be uniform. Rather, it is expected that the physical setting of many areas will remain unchanged and that design guidelines specific to districts of historic or distinct character will be implemented to ensure new development fits into the context of existing built form, setbacks, heights and relationship to historic and landmark buildings.

Chapter Three – Building a Successful City

Chapter Three of the Official Plan identifies that most of the City's future development will be infill and redevelopment, and as such, will need to fit in, respect and improve the character of the surrounding area. Section 3.1.2 Built Form, provides policies that are aimed at ensuring that new development fits within and supports its surrounding context. Policies 3.1.2.1 to 3.1.2.4 seek to ensure that development is located, organized and massed to fit harmoniously with existing and/or planned context; frames and appropriately defines streets, parks and open spaces at good proportion; and limits impacts of servicing and vehicular access on the property and neighbouring properties.

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

Section 3.1.5 of the City Official Plan provides direction on the conservation of Toronto's significant cultural heritage resources. Key policies include: Policy 3.1.5.4, "Heritage Properties will be conserved, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada"; Policy 3.1.5.6, "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 impact on it"; and Policy 3.1.4.27, "Where it is supported by the cultural heritage values and attributes the conservation of whole or substantial portions of buildings, is desirable and encouraged. The retention of facades alone is discouraged."

Chapter Four – Land Use Designations

The Official Plan designates the site as *Regeneration Areas* within the Downtown. *Regeneration Areas* are one of the key areas of the City expected to accommodate growth and in order to facilitate this, the designation permits a wide range of uses, including the proposed commercial uses. The Official Plan contains policies related to *Regeneration Areas* encouraging the restoration, re-use and retention of existing buildings that are economically adaptable for re-use so as to encourage a broad mix of commercial, residential, light industrial and live-work uses, thereby revitalizing areas of the City that are vacant or underused. Section 4.7.2 of the Official Plan provides development criteria in *Regeneration Areas*, to be guided by a Secondary Plan, which, in this case, is the King Spadina Secondary Plan.

The proposed application will be evaluated against the policies described above as well as the policies of the Official Plan as a whole.

King-Spadina Secondary Plan (2006)

The subject site is situated within the King-Spadina Secondary Plan Area found in Chapter 6.16 of the Official Plan. The King-Spadina Secondary Plan emphasizes reinforcement of the characteristics and qualities of the area through special attention to built form and the public realm. The policies of Section 3 - Built Form and in particular the policies of Section 3.6 – General Built Form Principles specify that:

- buildings are to be located along the front property line to define edges along streets and lower levels are to provide public uses accessed from the street;
- servicing and parking are encouraged to be accessed from lanes rather than streets to minimize pedestrian/vehicular conflicts;
- new buildings will be sited for adequate light, view and privacy and compatibility with the built form context;

- new buildings will achieve a compatible relationship with their built form context through consideration of such matters of building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression;
- Heritage buildings and other important buildings within the King-Spadina Area, will be retained, restored, and re-used;
- appropriate proportional relationships to streets and open spaces will be provided; and wind and shadow impacts will be minimized on streets and open spaces;
- streetscape and open space improvements will be coordinated in new development; and
- high quality open spaces will be provided.

A primary objective of this plan is to use the historic fabric of the area as the context within which to assess new development. Additionally, achieving a mixture of compatible land uses and retaining and promoting commercial and light industrial uses is another major objective of the plan.

King-Spadina Urban Design Guidelines

Urban Design guidelines, in conjunction with the Official Plan policies, work together to achieve optimal building siting and design that enhances the public realm, while respecting and reinforcing the surrounding built environment and context. Guidelines are crucial planning tools that assist in testing the appropriateness of development applications in the policy context. The Guidelines are intended to assist in the implementation of the Official Plan policies for built form, and serve as a unified set of directions for the evaluation of development applications.

The Official Plan (Section 5.3.2: Implementation Plans and Strategies for City- Building, Policy 1) states that Guidelines will be adopted to advance the vision, objectives and policies of the Plan. Urban Design Guidelines, specifically, are intended "to provide a more detailed framework for built form and public improvements in growth areas." The King-Spadina Urban Design Guidelines support the implementation of the King-Spadina Secondary Plan. These guidelines state that new development should be compatible with existing heritage buildings in terms of massing, height, setbacks, stepbacks, and materials. New development, within the context of existing adjacent buildings, should define and contribute to a high quality public realm. Development should reinforce the character and scale of the existing street wall in the immediate surrounding area. In addition, the scale of the building brought to the sidewalk should respond proportionally to the width of the right-of-way.

Section 4.3.3 Built Form, recognizes that new development in the West Precinct has a distinguishing character of uniform height, scale and massing, producing an effect of a maturing mid-rise neighbourhood, which is different from Spadina Avenue and the East Precinct.

Section 5 contains the built form guidelines that expand on Section 4. Section 5.2.1 emphasizes that the street wall should be designed to ensure pedestrian comfort and adequate light penetration. This can be achieved through a 1:1 ratio of building height relative to street width. New development should reinforce the continuity of the street wall of a particular street using existing building heights and setbacks as the basis for the design of the street frontage.

King-Spadina Secondary Plan Review

King Spadina is one of the highest growth areas in the downtown and it has a strongly influential heritage character. An estimated 50,000 people will live in King Spadina and the area will accommodate space for an estimated 50,000 jobs. The King-Spadina Secondary Plan is under review, recognizing that the Secondary Plan area has evolved from an area of employment (non-residential uses) into an area with a range of uses including residential. It is expected that the updated Secondary Plan will recognize that while the area will continue to grow and change, it must do so in a way that positively contributes to liveability, is better supported by hard infrastructure and community infrastructure, and more carefully responds to the strong heritage and character of the area.

At its meetings on August 25, 2014 and July 7, 2015 City Council endorsed a number of directions for the King-Spadina East Precinct to be used in reviewing current and future development applications including a downward gradation of tower heights from east to west from University Avenue towards Spadina Avenue, employing the city-wide Tall Buildings Guidelines to evaluate towers, particularly with regard to tower spacing and tower floor plates and protecting the network of mid-block connections and laneways as a defining feature of the public realm, and expanding these connections to further the pedestrian network.

At its meeting on July 7, 2015, City Council also expanded the boundary of the King-Spadina East Precinct Built Form Study to include the Spadina Precinct. Further, at its meeting on September 6, 2017, Toronto and East York Community Council expanded the Study boundary include the West Precinct. The Secondary Plan is currently under review and an update report on the draft Secondary Plan policies will be at the November 14, 2017 meeting of the Toronto and East York Community Council.

King–Spadina Heritage Conservation District Study

At its meeting on August 16, 2013 Toronto City Council directed Heritage Preservation Services staff to undertake Heritage Conservation District (HCD) studies in five priority areas. One of these areas is King-Spadina. A team led by Taylor-Hazell Architects developed the study, and was subsequently retained to prepare the Plan.

The first phase of the study involved the identification of the area's cultural heritage value, and the determination of potential HCD boundaries. In May 2014, the Toronto Preservation Board endorsed the HCD Study for King-Spadina, along with City staff recommendations to proceed with two HCD plans for King-Spadina, divided along Peter Street. Through the development of policies for the two HCDs and the community

consultation process, the project team and City Staff determined that a single HCD for the entire district would be more appropriate. The HCD boundary roughly aligns to that of the King-Spadina Secondary Plan, between Simcoe and Bathurst Streets, and Richmond and Front/Wellington/King Street West.

The final version of the HCD Plan was released for public comment in June 2017. The Plan was endorsed by the Toronto Preservation Board on June 22, 2017 followed by the September 6, 2017 Toronto and East York Community Council and was adopted by City Council at its October 2, 3, and 4, 2017 meeting.

The Toronto and East York Community Council decision and Final HCD Plan can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

The final report and decision of City Council are available at:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

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>

Official Plan Amendment 352 – Updating Tall Building Setbacks Downtown

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 and provides the detailed performance standards for portions of buildings above 24 metres in height. Both OPA 352 and the implementing by-law are currently under appeal. 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.

TOcore: Planning Toronto's Downtown

TOcore: Planning Downtown is an inter-divisional study, led by City Planning, which is updating the planning framework for Downtown and developing a series of infrastructure strategies to support implementation. TOcore is a response to the rapid intensification of Downtown that is placing pressure on physical and social infrastructure assets and occurring in a pattern and at an intensity that threatens to jeopardize the quality of life in the city centre and the economic role that the Downtown plays for the entire city.

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 study area is bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north, and the Don River the east.

Building on Downtown's existing planning framework and drawing on best practices within City Planning Division, the Downtown Plan is being developed to serve as a blueprint for future growth and infrastructure in the heart of Toronto over the next 25 years. It will provide detailed direction on the appropriate scale and location of future growth. It will also link this growth with infrastructure provision to ensure the creation of 'Complete Communities', addressing the requirements under the Provincial Policy Statement (2014) and the Growth Plan for the Greater Golden Horseshoe (2017). 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.

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area (currently under appeal). The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings Downtown. At the same meeting, City Council adopted area-specific Zoning By-laws 1106-2016 and 1107-2016 (also under appeal), which provide the detailed performance standards for portions of buildings above 24 metres in height.

At its meeting on October 2-4, 2017, City Council considered the Proposed Downtown Plan and directed Staff to undertake stakeholder and public consultation on that document and its proposed policies, leading to a recommendations report and an amendment to Toronto's Official Plan in the second quarter of 2018. Additionally, Council directed Staff to consider the policies contained with the Proposed Downtown Plan in the review of all development applications within the Downtown going forward:

6. City Council request City Planning staff to consider the Proposed Downtown Plan policies, in Attachment 1 to the report (August 18, 2017) from the Chief Planner and Executive Director, City Planning, during the evaluation of current and future development applications in the Downtown Plan area and continue to refine the policies in consultation with stakeholders and the community.

More information on Council direction pertaining to TOcore can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG22.1>.

Further background information can be found at www.toronto.ca/tocore.

Zoning By-law 438-86

The site is zoned Reinvestment Area (RA) by Zoning By-law 438-86, as amended (see Attachment 6). As part of the RA zoning controls, density standards were replaced by built form objectives expressed through height limits and setbacks.

The By-law permits a maximum height of 23 metres for the properties at 582-590 King Street West, 471-473 Adelaide Street West and 115 Portland Street. A three metre stepback must be provided from the main wall of the building for any portion of the building above a height of 20 metres. The By-law also contains a number of requirements related to building setbacks from the side and rear lot lines.

The RA zone allows a range of uses including commercial, office, retail and residential. The requested uses are permitted under the By-law.

Zoning By-law 569-2013

In May 2013, the City passed and enacted a new harmonized Zoning By-law 569-2013. The zoning that applies to the subject lands is substantially the same with regard to use, density, and height as Zoning By-law 438-86.

The subject lands are zoned CRE (x77) (Commercial Residential Employment). The maximum height permitted remains unchanged at 23.0 metres.

Site Plan Control

An application for Site Plan Control (File No. 17- 215108 STE 20 SA) was submitted and is being reviewed concurrently with the Zoning Amendment Application.

Reasons for the Application

The proposed development does not comply with the in-force Zoning By-law as it exceeds the permitted height of 23.0 metres by approximately 28.45 metres, resulting in a total building height of 51.45 metres (56.45 metres including the mechanical penthouse) fronting Adelaide and Portland Streets. Other areas of non-compliance include, but are not limited to, reduced building setbacks and stepbacks.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Architectural drawings
- Concept landscape plan
- 3-D Massing Model
- Heritage Impact Assessment
- Sun/Shadow Study
- Pedestrian Level Wind Study

- Arborist Report
- Stage 1 Archaeological Resource Assessment
- Energy Strategy and Energy Efficiency Reports
- Toronto Green Standard Checklist
- Functional Servicing and Stormwater Management Report
- Geotechnical Study
- Hydro Geological Review
- Transportation Impact Study

A Notification of Complete Application was issued on September 6, 2017.

Issues to be Resolved

Planning staff are in the process of reviewing the application for any potential issues, in particular, overall building height, conservation and relationship with the existing and adjacent heritage buildings, and will work with the applicant to resolve any issues in order to achieve an appropriate built form for the site. Some issues to be addressed include:

- Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- Conformity with the existing Urban Structure and Built Form policies of the King-Spadina Secondary Plan, including the requirement that development result in a height, built form and massing that is complementary to the historic physical fabric of the area;
- Consistency with the emerging policies of the King-Spadina Secondary Plan Review and the TOcore initiatives;
- Consistency with the King-Spadina Heritage Conservation District Plan.
- Whether the proposal appropriately conserves the cultural heritage value and attributes of the on-site and adjacent heritage properties..
- Determination of appropriate relationships to adjacent properties, including side yard setbacks;
- Impacts on the pedestrian realm (including appropriate streetscape treatments and sidewalk widths) that may result from the intensity and scale of the proposed development and the relationship of the building at grade;
- Evaluation of any wind and shadow impacts created by the proposal on the site and surrounding area;
- Evaluation of the appropriateness of the proposed loading and parking scheme;

- Securing an appropriate parkland dedication; and
- Securing appropriate Section 37 contributions should the project proceed to approval.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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SIGNATURE

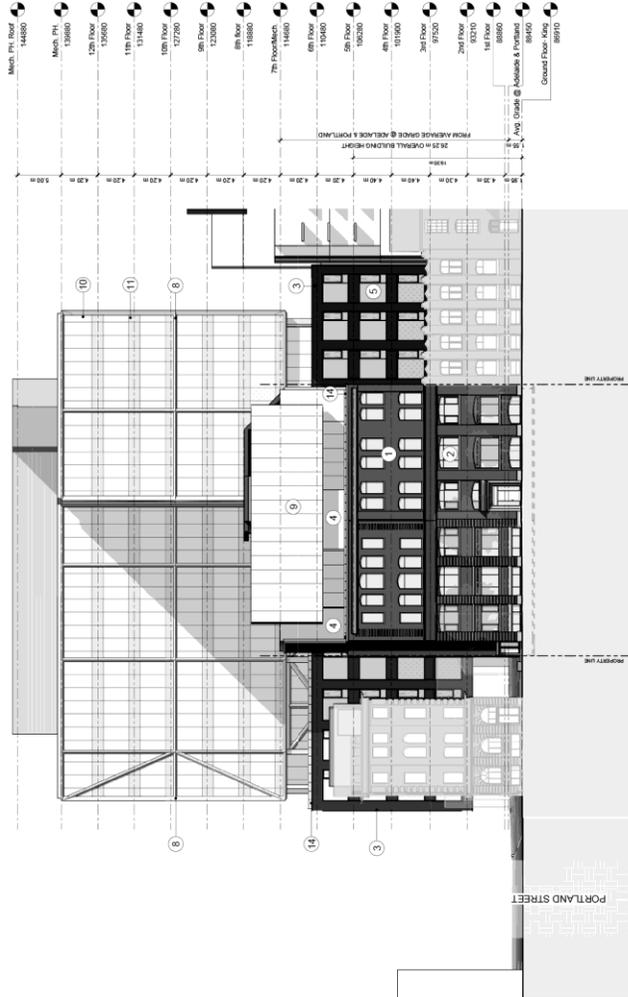
Lynda H. Macdonald, Acting Director
Community Planning, Toronto and East York District

(P:\2017\Cluster B\pln\TEYCC\27793810083.doc) – lm

ATTACHMENTS

Attachment 1: General Layout Plan
Attachment 2: South Elevation
Attachment 3: North Elevation
Attachment 4: West Elevation
Attachment 5: East Elevation
Attachment 6: Zoning
Attachment 7: Application Data Sheet

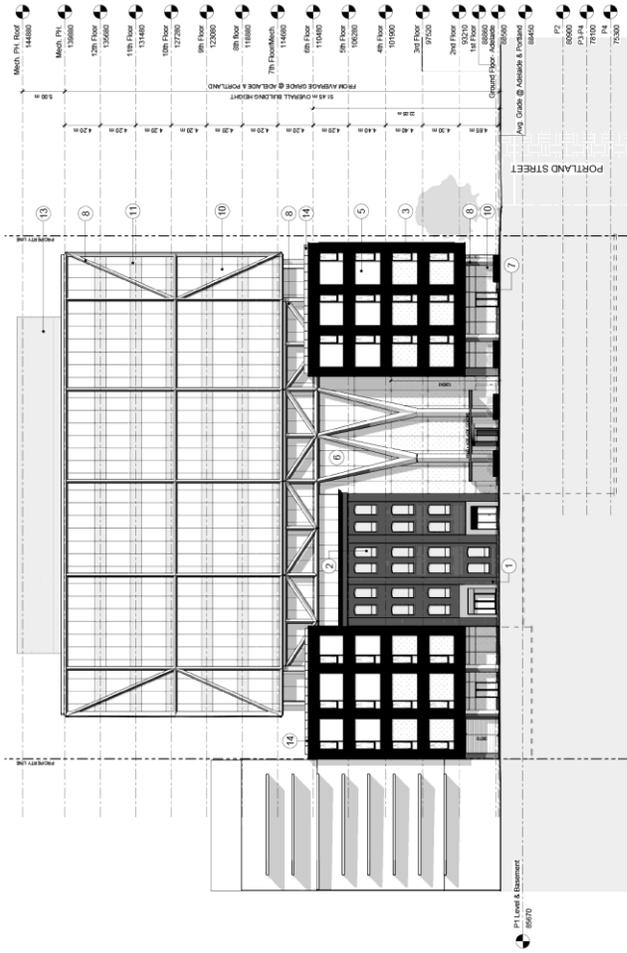
Attachment 2: South Elevation



South Elevation
Applicant's Submitted Drawing
 Not to Scale
 10/18/2017

**582-590 King Street West, 471-473 Adelaide Street West
 and 115 Portland Street**
 File # 17 215103 STE 20 02

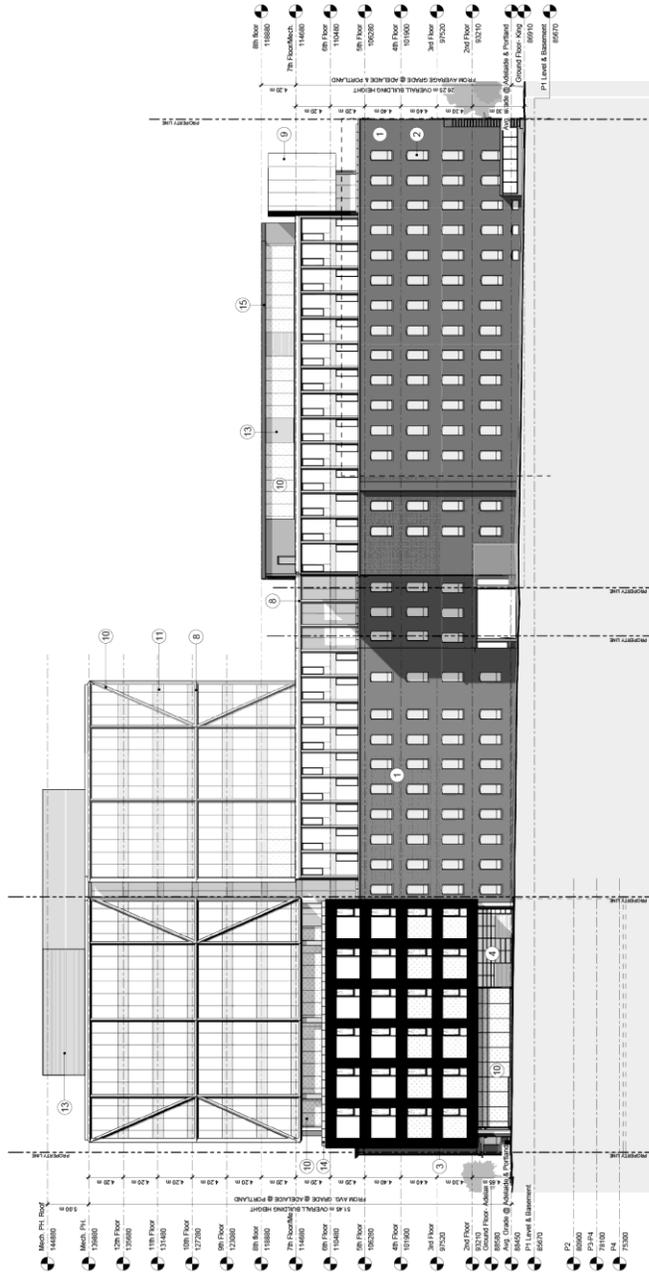
Attachment 3: North Elevation



North Elevation
 Applicant's Submitted Drawing
 Not to Scale
 10/18/2017

**582-590 King Street West, 471-473 Adelaide Street West
 and 115 Portland Street**
 File # 17 215103 STE 20 02

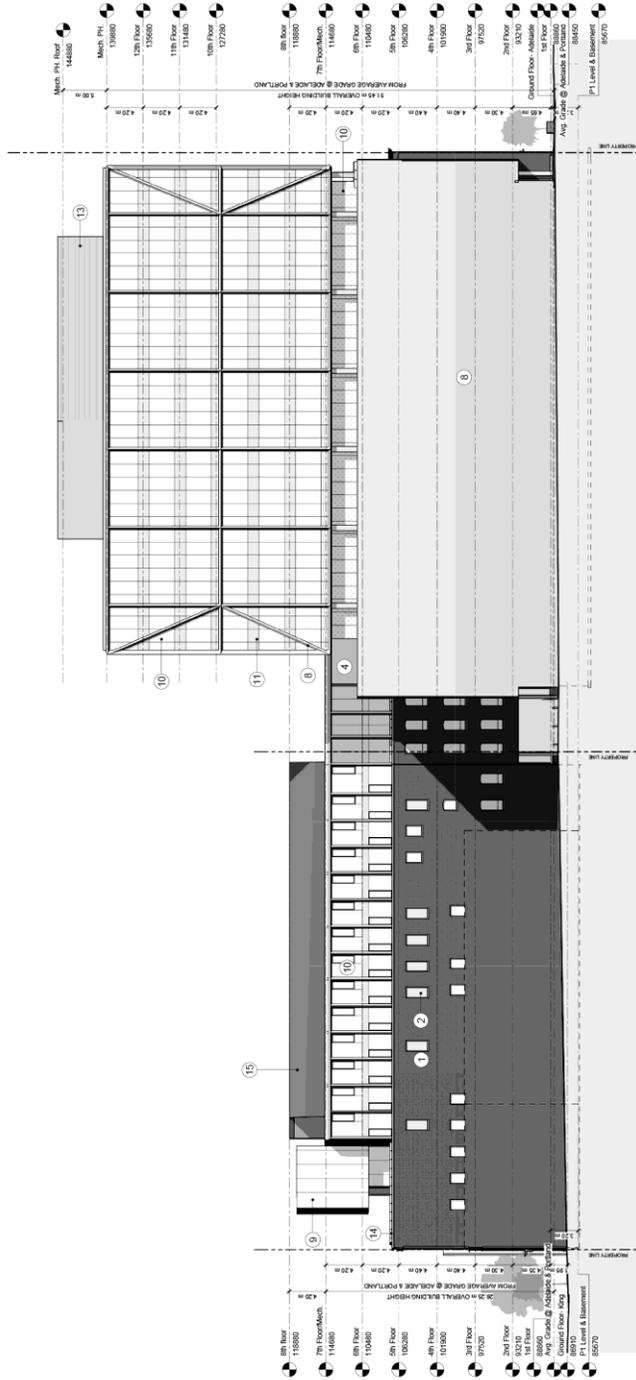
Attachment 4: West Elevation



West Elevation
 Applicant's Submitted Drawing
 Not to Scale
 10/18/2017

**582-590 King Street West, 471-473 Adelaide Street West
 and 115 Portland Street**
 File # 17 215103 STE 20 0Z

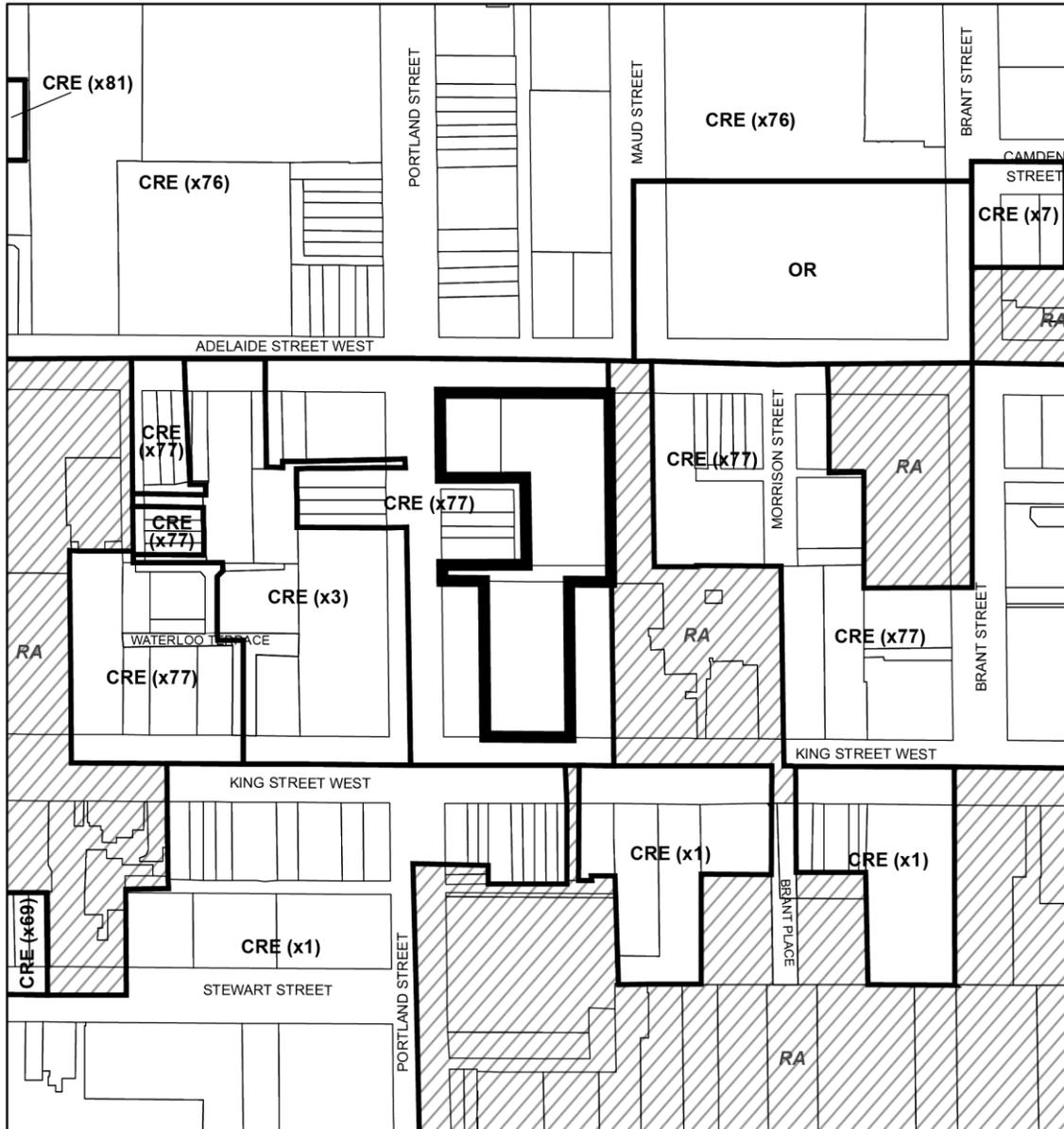
Attachment 5: East Elevation



East Elevation
Applicant's Submitted Drawing
 Not to Scale
 10/18/2017

**582-590 King Street West, 471-473 Adelaide Street West
 and 115 Portland Street**
 File # 17 215103 STE 20 02

Attachment 6: Zoning



**582-590 King Street West, 471-473 Adelaide Street West
and 115 Portland Street**

Zoning By-Law No. 569-2013

File # 17 215103 STE 20 OZ

Location of Application

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

CRE Commercial Residential Employment

OR Open Space Recreation

RA Mixed-Use District



Not to Scale
Extracted: 10/18/2017

Attachment 7 – Application Data Sheet

Application Type	Rezoning	Application Number:	17 215103 STE 20 OZ
Details	Rezoning, Standard	Application Date:	August 11, 2017

Municipal Address: 582-590 KING ST W, 471-473 ADELAIDE ST W, 115 PORTLAND ST

Location Description: PLAN 1086 LOTS 2,3,5 PLAN D108 LOT 4 **GRID S2014

Project Description: This zoning amendment application proposes to retain the existing heritage buildings located at 582-590 King Street West and 473 Adelaide Street West and to construct a two-storey addition to the King Street building and an eight-storey addition to the Adelaide Street building. The King Street building will have a total height of 26.25 meters and the Adelaide Street building will have a height of 51.45 metres. The proposed use is office and will include 23,960 square metres of new gross floor area. Three loading spaces and four levels of underground parking will be provided.

Applicant:	Agent:	Architect:	Owner:
KFA ARCHITECTS AND PLANNERS	KFA ARCHITECTS AND PLANNERS	KFA ARCHITECTS AND PLANNERS	738489 ONTARIO LIMITED

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	
Zoning:	CRE (x77)	Historical Status:	Y
Height Limit (m):	23	Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq. m):	5073.26	Height:	Storeys:	12
Frontage (m):	29.4		Metres:	51.45
Depth (m):	126			
Total Ground Floor Area (sq. m):	3223			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	122
Total Non-Residential GFA (sq. m):	36964		Loading Docks	5
Total GFA (sq. m):	36964			
Lot Coverage Ratio (%):	63			
Floor Space Index:	7.3			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	3335
1 Bedroom:	0	Office GFA (sq. m):	33629
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	0		

CONTACT: PLANNER NAME: Joanna Kimont, Planner (416) 392-7216

