



STAFF REPORT ACTION REQUIRED

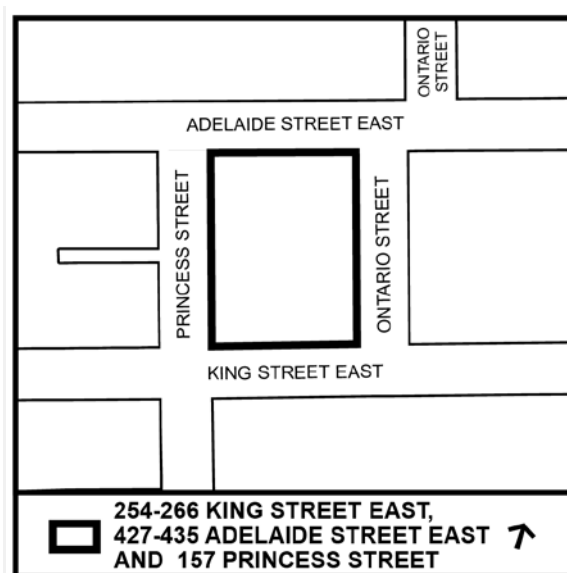
254-266 King Street East, 427-435 Adelaide Street East and 157 Princess Street - Zoning Amendment Application – Refusal Report

Date:	December 16, 2016
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	16 232831 STE 28 OZ

SUMMARY

This rezoning application proposes a mixed-use development at 254-266 King Street East, 427-435 Adelaide Street East and 157 Princess Street comprising two 32-storey residential towers connected by two multi-storey bridges, a base building with retail space on the ground floor and second floor and a new public parkette. There are two existing designated heritage building on the subject property at 254 and 256 King Street East that are proposed to be altered with only the south elevation and portions of the west and east elevations remaining in situ.

Staff find the proposed development to be inappropriate for the subject property as it does not comply with built form policies in the Official Plan, substantially deviates from applicable urban design guidelines and is inconsistent with the objectives of the Council-approved St. Lawrence Neighbourhood Heritage Conservation District Plan. The proposed design would cause excessive negative impact on the surrounding pedestrian environment and the character of the area.



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

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council refuse the application to amend the Zoning By-Law for the lands at 254-266 King Street East, 427-435 Adelaide Street East and 157 Princess Street because the proposal:
 - a. has excessive height, excessively large tower floor plates, insufficient tower separation, and insufficient tower step-backs from Princess Street, Adelaide Street East, and Ontario Street, which would result in significant negative impact on the pedestrian environment, public realm, neighbouring properties, on-site conditions and character of the area.
 - b. does not achieve a compatible relationship with the existing and planned built form context as required by Policies 15.3.2(e) and 15.4.4 of the King-Parliament Secondary Plan;
 - c. does not provide office space to replace the existing office space, contrary to Official Plan Amendment No. 231;
 - d. is inconsistent with the Provincial Policy Statement (PPS) 2014, specifically Policies 1.7.1, 2.6.1, and 2.6.3; and
 - e. is inconsistent with the policies and guidelines provided in the St. Lawrence Neighbourhood Heritage Conservation District (HCD) Plan with regard to the proposed building design and the proposed demolition of three contributing buildings.
2. City Council authorize the City Solicitor and appropriate City staff to appear before the Ontario Municipal Board in support of Council's decision on the Zoning By-law Amendment, in the event City Council's decision on this application is appealed to the Ontario Municipal Board (OMB).
3. City Council direct the City Solicitor to request the OMB, in the event the application is appealed to the OMB and the OMB allows the appeal and permits the proposed additional height or density, or some variation, to:
 - a. Secure community benefits with the final allocation and distribution determined by the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, and enter into and register an Agreement to secure those benefits, pursuant to Section 37 of the Planning Act.

- b. Withhold its Order allowing the appeal in whole or in part allowing the Zoning By-law Amendment until:
 - i. The Owner has entered into an Agreement under Section 37 of the Planning Act to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, and the Section 37 Agreement has been registered on title of the property to the satisfaction of the City Solicitor.
 - ii. The OMB has been provided with a proposed Zoning By-law Amendment by the City Solicitor together with confirmation the proposed Zoning By-law Amendment is in a form satisfactory to the City.
- 4. Staff report directly to City Council regarding the feedback received at the Community Consultation Meeting to be held on January 11, 2017, and any further recommendations arising from it.
- 5. City Council authorize the City Solicitor and any other City staff to take such actions as necessary to give effect to the recommendations of this report.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There are no previous planning applications that affect the subject property.

On October 3, 1988, City of Toronto Council passed By-law 855-88 to designate 254 and 256 King Street East as a heritage property under Part IV of the Ontario Heritage Act.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on April 21, 2016, to discuss a development concept and determine the submission requirements for a complete rezoning application. The development concept consisted of two towers, 28 and 32 storeys, with base buildings of 5 storeys and 6 storeys respectively. The proposed uses comprised retail space on the ground floor, a community space on two floors fronting onto Adelaide Street East, office space throughout most of the base buildings, and residential units in the towers.

Staff raised several issues and comments including the following:

- Building height and massing should be consistent with the policies and guidelines for development in the St. Lawrence Neighbourhood Heritage Conservation District Plan.
- Tower separation should be a minimum of 25 metres.
- Tower floor plates should not exceed 750 square metres.
- Parkland dedication will be required on-site.

In an effort to address some of the staff comments, the applicant retained a new architect to create an entirely new development concept as described in this report.

ISSUE BACKGROUND

Proposal

The proposed development consists of two 32-storey towers (107-metre height including a mechanical penthouse) with a unified base building ranging in height from two to four storeys that incorporates the façades of the existing designated heritage building along Princess Street and the west half of the King Street East frontage. The towers are connected by bridges from floors 12 to 21 and floors 26 to 31.

Retail space is proposed on the ground floor and second floor and the remainder of the buildings is residential. A total of 938 dwelling units are proposed, composed of 90 bachelor units (10%), 439 one-bedroom units (47%), 330 two-bedroom units (35%), and 79 three-bedroom units (8%). Retail gross floor area is 3,500 square metres and residential gross floor area is 59,750 square metres, for a total gross floor area of 63,250 square metres and a density of 12.5 times the lot area. Retail entrances are located along King Street East and Adelaide Street East and the main entrances to the residential lobbies are on Princess Street and Ontario Street.

A public parkette with an area of 400 square metres is proposed along the easterly portion of the King Street East frontage, at the corner of King Street East and Ontario Street.

The south elevation of the two designated heritage buildings at 254 and 256 King Street East (Nobel's Tavern and the Charles Steinle Meat Packing Company building) will be retained in situ. The west elevation of Nobel's Tavern and a portion of the east elevation of the Charles Steinle Meat Packing Company building will also be retained in situ. The remainder of the buildings will be removed. These elevations will be incorporated into the base building of the development and their interior will function as double-height retail space. The other existing buildings at 266 King Street East, 427 Adelaide Street East and 435 Adelaide Street East will be demolished.

The existing buildings together have a gross floor area of 14,773 square metres that is primarily office space with some ground floor retail. The proposed development does not include any office space.

The towers have a series of substantial building step-backs from King Street East starting with a 10-metre step-back on the west tower above the height of the existing heritage buildings at the corner of King Street East and Princess Street. Another three to four step-backs of similar size are provided on both towers at varying intervals on the upper floors, creating a massing envelope that is mostly within an angular plane of 60 degrees as measured from the top of the existing street wall along King Street East.

The tower floor plates are larger on the lower floors and smaller on the upper floors, ranging from approximately 1,290 square metres on floors 5 to 11, to an approximate average of 950 square metres on floors 12-23, to approximately 630 square metres on floors 24 to 32. An additional floor plate of approximately 320 to 350 square metres is provided in the bridges, making the combined floor plate approximately 2,300 square metres on floors 12 to 21 and approximately 1,580 square metres on floors 26 to 31. The two towers have a minimum separation of 18 metres. None of the proposed balconies project beyond the main walls of the towers.

Residential amenity space is proposed in several indoor and outdoor locations throughout the base building and towers. In most cases, the outdoor amenity spaces are adjacent to indoor amenity spaces. The total indoor amenity space is 1,876 square metres (2.0 square metres per dwelling unit) and the total outdoor amenity space is 1,650 square metres (1.75 square metres per dwelling unit).

As proposed, the sidewalk width on King Street East is 3.5 metres in front of the existing heritage buildings and further east a wider sidewalk is feasible through integration with the proposed public parkette. On Princess Street the sidewalk width is 5 metres in front of the heritage building and 7 metres further north. On Adelaide Street the sidewalk width is approximately 6 metres and on Ontario Street it's 7 metres.

Residential bicycle parking for 940 bicycles is located on the third floor in the central base building and accessed by a dedicated bicycle elevator. Another 21 bicycle parking spaces for the retail space is located at-grade. Vehicular parking for 249 automobiles is proposed on three levels underground, with 188 spaces for residential occupants and 61 spaces for residential and retail visitors. Loading spaces comprise one Type 'G' space and one Type 'B' space. Access to the bicycle elevator, underground parking garage and loading areas is from Princess Street and Ontario Street via a proposed driveway that runs through the building, creating a new mid-block connection that also includes a 4-metre wide walkway.

Site and Surrounding Area

The subject property is an entire city block bounded by King Street East to the south, Princess Street to the west, Adelaide Street East to the north, and Ontario Street to the east. The site is rectangular with approximately 61 metres of frontage along King Street East and Adelaide Street East, 81 metres along Princess Street and 80 metres along Ontario Street. The lot area is 4,937 square metres. The site slopes very gently downwards from Adelaide Street East to King Street East.

The subject property is one of the original ten blocks that formed the Town of York when it was first settled in 1793. Throughout the 19th century, the block was subdivided into several small properties that were consolidated into larger parcels in the mid 20th century. The entire block is now a single property under the same ownership. There are five existing buildings on the subject site, all of which are joined in some manner. The following provides a brief description and history of each building.

- 254 King Street East: A three-storey brick building constructed in 1847 and remodelled and enlarged in 1891, known as Nobel's Tavern. It is now used for a restaurant on the ground floor and office/studio space on the upper floors. A three-storey rear addition with ground level parking was constructed after 1988. The property is also known as 157 Princess Street. The existing elevations facing King Street East and Princess Street are proposed to be retained in situ.
- 256 King Street East: A three-storey brick building constructed in 1890 that abuts 254 King Street East, known as the Charles Steinle Meat Packing Company building. It is now used for retail space on the ground floor and office/studio space on the upper floors. The building and the adjoining building at 254 King Street East now jointly constitute the Ontario Design Centre. The existing elevation facing King Street East and a portion of the east elevation are proposed to be retained in situ.
- 266 King Street East: A five-storey brick building with a northerly portion that fronts onto Ontario Street that was constructed by 1924 and a southerly portion that fronts onto King Street East that was constructed as an addition in 1938. The building was originally used for the Drug Trading Company and is now used as office space for various businesses. The building has a two-storey bridge connection to 427 Adelaide Street East and abuts 435 Adelaide Street East. The building is proposed to be demolished.

427 Adelaide Street East: A four-storey brick building constructed in 1925 for the Swedish General Electric Company that manufactured electronic equipment. The building is now used for office space for various businesses. The building is proposed to be demolished.

435 Adelaide Street East: A five-storey brick office building constructed in 1952 and currently used as office space for various businesses. The building is proposed to be demolished.

The subject property is located in the heart of Old Town Toronto and is within the St. Lawrence neighbourhood. More specifically it is part of the Town of York neighbourhood. The site is also near the centre of the King East Design District that runs along King Street East and Adelaide Street East from Church Street to Parliament Street, overlapping the St. Lawrence and Town of York neighbourhoods.

There is a wide variety of uses in the vicinity, including residential buildings, retail shops and services, restaurants, offices, entertainment, and George Brown College. The area is emerging as a retail destination for contemporary interior design and furniture showrooms, supported by new restaurants, coffee shops, and other retail shops and services. The following uses surround the subject property:

North: On the north side of Adelaide Street East a new high-rise mixed-use development is under construction with two residential towers, 19 storeys and 21-storeys, and ground floor retail. To the northwest is a recently constructed 22-storey mixed-use building with ground floor retail and residential units on the upper floors.

East: The block east of Ontario Street contains a mix of uses and building types including a 9-storey office building with ground floor retail fronting onto King Street East, a 2-storey office building fronting onto Ontario Street and Adelaide Street East (25 Ontario Street) that is designated under Part IV of the Ontario Heritage Act, a 14-storey residential building further east, various 2-storey and 3-storey retail/office buildings, and a 3-storey theatre at the corner of Berkeley Street and Adelaide Street East.

South: On the south side of King Street East is a 6-storey office building with ground floor retail. Further east along King Street East is a newly constructed 17-storey office building. At the southwest corner of King Street East and Princess Street is a 13-storey mixed-use building with ground floor retail and residential units on the upper floors.

West: On the west side of Princess Street moving south from Adelaide Street East to King Street East there are two one-storey commercial buildings, a 5-storey office building, a small private surface parking lot, and a 2-storey retail building.

Further west along King Street East there are restaurants, retail shops and offices in buildings ranging from 1 to 3 storeys, followed by a 17-storey mixed-use building with ground floor retail and residential units on the upper floors.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; protecting significant built heritage resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required, by the *Planning Act*, to be consistent with the PPS. The Official Plan is the most important planning vehicle for implementing the policies in the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required, by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe. Official Plans are identified as the most important vehicle for implementing the Growth Plan. All municipalities are required to include strategies and policies in Official Plan policy to achieve the respective targets established.

The Growth Plan identifies Downtown Toronto as an Urban Growth Centre. Urban Growth Centres (UGC's) are intended to be focal areas for accommodating a significant share of people and jobs as well as investment in major services, institutions and transit services to ensure these areas "become more vibrant, mixed-use, transit-supportive communities." The Growth Plan supports intensification and advances density targets to accommodate the projected growth identified in the Plan. UGC's in Toronto are required to achieve a combined minimum gross density target of 400 residents and jobs per hectare by 2031. The Growth Plan also requires that intensification areas, including Urban Growth Centres, are planned, among others, to provide:

- a compatible mix of uses;
- high quality public open spaces and urban design standards that create attractive and vibrant places;
- support active transportation, appropriate transitions and achieve higher densities than surrounding areas; and
- coordinated infrastructure planning.

Staff reviewed the proposed development for consistency with the Provincial Policy Statement and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject property is located within the *Downtown* as shown on Map 2 – Urban Structure and is designated *Regeneration Areas* on Map 18 – Land Use Plan.

Regeneration Areas provide for a broad mix of commercial, residential, light industrial, institutional, and recreational uses in order to revitalize underused lands, create new jobs and homes that use existing infrastructure, and restore existing buildings that are adaptable for re-use. New development in *Regeneration Areas* requires a Secondary Plan to be in place to help guide the revitalization.

Policy 2.2(2) directs growth to the *Downtown*, *Centres*, *Avenues*, and *Employment Areas* in order to efficiently use existing infrastructure, create a concentration of jobs and people in areas well served by transit, and facilitate cultural and economic activity.

Policy 2.2.1(1) specifies a "minimum combined gross density target of 400 jobs and residents per hectare for the Downtown, which delineates the Urban Growth Centre for the purposes of the Growth Plan." New development is to build on "the strength of the Downtown as the premier employment centre in the GTA" as per policy 2.2.1(1)(b).

General direction for built form is provided in Section 3.1.2, which includes policies stating that "new development will be located and organized to fit with its existing and/or planned context," will locate and organize vehicle parking, vehicular access and service areas to minimize their impact on adjacent streets and properties, will be massed and "designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring street and properties."

Section 3.1.3 provides further built form direction specifically applicable to tall buildings. The policy preamble states that "tall buildings come with larger civic responsibilities and obligations than other buildings." Policy 3.1.3(1) provides design requirements and considerations for the three components of a tall building, namely the base building, middle (shaft), and top.

Section 3.1.5 provides policies regarding heritage conservation, which were recently updated through Official Plan Amendment No. 199 that is now in force and effect. Policy 3.1.5 (4) states that Properties on the Heritage Register will be *conserved* and maintained consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Policy 3.1.5(5) states that proposed development "on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained." Policy 3.1.5(26) requires 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 impact on it." Similarly, with regard to Heritage Conservation Districts (HCDs), Policy 3.1.5(32) states that the impact of new development within or adjacent to HCDs will be "assessed to ensure that the integrity of the district's heritage values, attributes, and character are conserved." Finally Policy 3.1.5

(33) states that Heritage Conservation Districts should be managed and *conserved* by approving only those *alterations*, additions, new development, *demolitions*, *removals* and public works in accordance with respective Heritage Conservation District plans.

Section 3.5 provides policies intended to nurture and expand economic activity in the city. Policy 3.5.1(9) is an office replacement policy that was adopted by City Council in December 2013 as part of Official Plan Amendment (OPA) 231. The Minister of Municipal Affairs and Housing approved OPA 231 in July of 2014 and it is now under appeal to the Ontario Municipal Board. The owner of the subject property is a party to the appeal. Policy 3.5.1(9) applies to new development proposals with a residential component on lands in the Downtown where there is currently at least 1,000 square metres of office space. The policy requires new development to include more office space than currently exists. "Where site conditions and context do not permit an increase in non-residential office gross floor area on the same site, the required replacement of office floor space may be constructed on a second site prior to or concurrent with the residential development."

King-Parliament Secondary Plan

The King-Parliament Secondary Plan applies to an area bounded by Jarvis Street to the west, Queen Street East to the north, the Don Valley to the east, and Front Street, The Esplanade, and the Metrolinx-Lakeshore rail corridor to the south. The subject property is designated *Regeneration Area 'A' (Jarvis-Parliament)*, which is "an area targeted for significant growth, having a mix of compatible land uses including commercial, industrial, institutional, residential, live/work and entertainment uses within new buildings and existing ones, including the numerous historically and architecturally significant buildings in the area."

The subject property is part of an *Area of Special Identity*, being part of the Old Town of York. Policy 3.1.4 requires new development to "implement urban design policies adopted by Council to protect the Areas of Special Identity, namely The Old Town of York." King Street East is identified as a *Special Street* with unique physical characteristics. Policy 15.3.1.3 requires "the quality, role and character" to be "maintained and enhanced."

All surrounding streets are identified as *Significant Streets* and part of the *10 Original City Blocks*. The subject property is one of the ten original blocks. The northeast corner of the site is identified as a *Potential View Terminus* on Map 15-2.

The following built form principles as per Policy 15.3.2 apply to new buildings and are meant to "ensure the maintenance and enhancement of public spaces that are attractive, pleasant, comfortable and inviting."

- Frame streets, parks, public squares, and mid-block pedestrian routes.
- Provide adequate light, view and privacy for neighbouring properties.

- Achieve a compatible built form relationship with surrounding buildings through consideration of building height, massing, scale, setbacks, step-backs, roof line, and architectural character.
- Minimize wind and shadowing impacts on adjacent streets, parks and open spaces.

Heritage buildings are identified as "essential elements of the physical character" to be retained, conserved, rehabilitated, re-used and/or restored. "New buildings should achieve a compatible relationship with heritage buildings in their context" through consideration of height, massing, scale, setbacks, step-backs and architectural character.

King-Parliament Urban Design Guidelines

The King-Parliament Urban Design Guidelines pre-date the King-Parliament Secondary Plan and were used to inform some of the Secondary Plan policies. The guidelines identify the subject property as part of an *Area of Special Identity* known as The Old Town of York, which is defined as the original ten blocks bounded by Adelaide Street East, Berkeley Street, Front Street East, and George Street.

The original ten blocks "are still recognizable as having a special pattern of small, square blocks within generally larger, more rectangular blocks. Presently, the area lacks a separate or distinguishing built form character, and as such, it is important that design guidelines are adhered to."

"King Street East is characterized by relatively continuous frontages of 3 to 4 storey commercial and industrial buildings, from the late 19th and early 20th centuries." "New infill development will respect and reinforce the established built form character in terms of general building type and height along the street frontage and vertical and horizontal articulation."

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 that they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Policy 1 in Section 5.3.2 Implementation Plans and Strategies for City-Building, in the Official Plan 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 Tall Building Design Guidelines serve this policy intent, helping to implement Chapter 3.1 The Built Environment and other policies within the Plan related to the design and development of tall buildings in Toronto.

TOcore: Planning Toronto's Downtown

TOcore is looking at how Toronto's Downtown should grow, with both a renewed planning framework and the necessary physical and social infrastructure to remain a great place to live, work, learn, play and invest. TOcore is in its second phase, which involves drafting policies, plans and strategies.

City Council adopted the TOcore Proposals Report on December 15, 2016, which provides proposed policy directions that will inform the development of a draft Downtown Secondary Plan. The report also provides updates in the Phase 2 public consultations, population growth projections for the Downtown and the status of infrastructure strategies underway that will support the implementation of a new Downtown Secondary Plan.

The Proposals Report presents the Vision for the Downtown Secondary Plan, the five Guiding Principles and 128 draft Policy Directions. The draft Policy Directions will be the subject of the next round of public and stakeholder consultations to inform the development of the plan. The consultation will begin in January 2017 and will continue through the first quarter of 2017.

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, recognize that not all sites can accommodate tall buildings and addresses base building heights.

St. Lawrence Neighbourhood Heritage Conservation District Plan

The St. Lawrence Neighbourhood Heritage Conservation District (HCD) Plan applies to the oldest part of the city and includes the subject property. The area extends as far west as Yonge Street, as far south as The Esplanade, east to just beyond Parliament Street, and as far north as Richmond Street, although the boundaries are very site-specific and often follow mid-block property lines as opposed to streets.

City Council adopted the HCD Plan on December 9, 2015, but it is not yet in effect because it is subject to several appeals to the Ontario Municipal Board (OMB). Despite the HCD Plan not yet being in effect, the policies and guidelines provided in the Plan are the outcome of a thorough planning analysis with an emphasis on heritage conservation and are relevant in evaluating development proposals.

The HCD Plan is divided into six sub-areas, two of which are applicable to the subject property: the King – St. James Sub-Area, which applies to the south half of the site

fronting onto King Street East, and the Adelaide Street Sub-Area, which applies to the north half of the site fronting onto Adelaide Street East. The HCD Plan describes the characteristics of these sub-areas and provides the following built form policies and guidelines for both of these sub-areas.

Heritage building retention: All of the contributing heritage buildings as identified in the HCD Plan should be retained. Proposed alterations will need to be assessed within the context of a Heritage Impact Assessment. Any portion of a building that is found to have cultural heritage value should not be demolished.

Step-backs: Provide a minimum 10-metre step-back above the existing street wall along King Street East, Princess Street, Adelaide Street East, and Ontario Street.

Angular plane: Apply a 45-degree angular plane from King Street East as measured from the property line at the height of the existing street wall, extending the full depth of the property.

Streetwall: The new base building must maintain or enhance the quality of the existing streetwall and correspond with the existing streetwall height.

Heritage context: The building design and materiality should have regard for the *adjacent* designated heritage building at 25 Ontario Street, the *adjacent* contributing property (as per the HCD Plan) at 164 Princess Street, the character of King Street East (i.e. King-St. James Sub-Area in the HCD Plan), and the character of Adelaide Street East (i.e. Adelaide Street Sub-Area in the HCD Plan).

Heritage Designation

The existing heritage buildings at 254 and 256 King Street East were designated under Part IV of the Ontario Heritage Act for their architectural and historical value, described as follows.

Nobel's Tavern (254 King Street East)

The building originally known as Nobel's Tavern and now part of 260 King Street East was originally designated on architectural and historical grounds. The building was originally constructed for William Noble in 1847. It was later remodeled and expanded in 1891 for brewer Robert Davies. Davies would become the proprietor of Toronto's Don Valley Brickworks.

Charles Steinle Meat Packing Company Building (256 King Street East)

The building known as the Charles Steinle Meat Packing Company building and now part of 260 King Street East was designated for architectural and historical reasons. The building is historically associated with the prominent meat packing firm that sold meat across Canada. The building was constructed from 1890-1892 in the Romanesque style and by architect George Gouinlock.

Zoning

The subject property is zoned *Commercial Residential Employment (CRE (x41))* in the city-wide Zoning By-law 569-2013. This zone permits a wide range of residential, commercial, industrial, recreational and institutional uses. The maximum height is 26 metres with an exception for *heritage sites*, such as the subject property, that allows for an additional 20%. New buildings and additions to existing buildings on heritage sites require a minimum 3.0-metre step-back above the height of the existing heritage building.

Site Plan Control

The proposed development is subject to Site Plan Control. A Site Plan application has not yet been submitted.

Reasons for Application

The proposed rezoning is required because the proposed development substantially exceeds the height and density permitted by the Zoning By-law on the subject property. Other issues of zoning non-conformity include:

- a substantial reduction in the minimum parking requirement;
- a reduction in the loading space requirement;
- a reduction in the minimum building setback for the portion of a building that exceeds a height of 16 metres; and
- a reduction in the minimum area of residential amenity space.

Application Submission

The following reports/studies were submitted with the application:

- Planning Report
- Community Services and Facilities Study
- Urban Design Brief
- Shadow Study
- Preliminary Pedestrian Level Wind Study
- Heritage Impact Assessment
- Stage 1 Archaeological Assessment
- Public Consultation Process Strategy
- Arborist Report
- Urban Transportation Considerations
- Toronto Green Standard Checklist
- Functional Servicing and Stormwater Management Implementation Report
- Geotechnical Report
- Geohydrology Assessment
- Phase 1 Environmental Site Assessment

A Notification of Complete Application was issued on October 25, 2016, indicating that the application was deemed complete as of October 21, 2016.

Agency Circulation

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

Community Consultation

A meeting with the applicant, City staff, and the St. Lawrence Neighbourhood Association (SLNA) was held on November 3, 2016, where the applicant presented the proposed development. The SLNA provided a response letter dated December 2, 2016, that raised the following issues:

- Ensure the development complements the historic character of the neighbourhood, particularly the built form of existing commercial warehouses.
- Retain heritage buildings, not just the façades.
- The proposed height is inappropriate within the context of the neighbourhood.
- Tower floor plates should not exceed 750 square metres.
- Tower separation needs to be increased.
- Replace all existing office space.
- Provide a minimum 10% three-bedroom units.
- Provide a north-south mid-block connection.

Written comments have also been received from local residents and from an employee who works in one of the existing buildings on the subject property. The following summarizes their comments and concerns:

- Reduce building height to mitigate impact of light and noise from the new development.
- Reduce building height to provide for a gradual step up in height moving north from the waterfront in order to protect sight lines.
- Loss of existing sound and picture studio space.

A community consultation meeting was scheduled for January 11, 2017, at the time this report was prepared. A Supplementary Report with a summary of the feedback received at the community consultation meeting will be provided directly to City Council.

COMMENTS

This section provides an overview of planning considerations used in the evaluation of the proposed rezoning. The comments draw on input from City and agency staff, the community and local stakeholders, technical studies, applicable planning policies and guidelines, and an analysis of the proposed development, surrounding context and historical context.

Overall, staff find the proposed development is not consistent with the planning framework, would cause significant negative impact on the pedestrian environment and constitutes overdevelopment of the subject property.

Provincial Policy Statement and Provincial Plans

The proposal is not consistent with the Provincial Policy Statement (PPS) 2014 due to the following reasons:

- The proposal has not demonstrated that it sufficiently conserves *built heritage resources* that help define character as required by policy 1.7.1.
- The proposal does not *conserve significant built heritage resources* as required by policy 2.6.1.
- The proposal has not demonstrated that the *heritage attributes* of a *protected heritage property* on *adjacent lands* will be conserved as required by policy 2.6.3.

The PPS is implemented through Official Plan policies and zoning by-laws as per Policies 4.7 and 4.8 respectively.

With respect to the Growth Plan for the Greater Golden Horseshoe, Policy 4.2.4(1) directs municipalities to "develop and implement Official Plan policies and other strategies" in support of cultural heritage conservation.

The Downtown Urban Growth Centre (UGC) is on track to exceed the Growth Plan's UGC density target of 400 jobs and residents per hectare by 2031. Notes that the target is the average for the entire Downtown UGC area, and it is not for any one particular area within Downtown. The proposed development is not required to meet or contribute to the minimum density target for the Downtown UGC since it has already been achieved.

Land Use

The proposed land uses, comprising retail space on the ground floor and second floor and residential space on the upper floors, are suitable for the subject property. There is opportunity for the retail space to contribute to the King East Design District by promoting the space for retail uses related to interior design and furniture showrooms.

The proposed public parkette is located at the southeast corner of the subject property, fronting onto King Street East and Ontario Street. Staff are supportive of on-site parkland considering the relatively low level of parkland provision in the vicinity of the subject property and considering the property is large enough to provide for a functional amount of on-site parkland dedication. The proposed location would necessitate the demolition of the existing five-storey building at 266 King Street East, which is a contributing heritage property in the St. Lawrence Neighbourhood Heritage Conservation District (HCD) Plan. Ultimately, the location of an on-site park can only be confirmed when the heritage impact of any potential demolition is adequately addressed.

Office Replacement

The existing uses of the subject property are primarily office uses, including sound and picture studios. The combined gross floor area of all existing buildings is 14,773 square metres. The proposed development does not include any office space. Official Plan Policy 3.5.1(9) requires new development on the subject property to increase the existing amount of office space. The policy was adopted by City Council in December 2013 as part of Official Plan Amendment 231, approved by the Minister of Municipal Affairs and Housing in July of 2014 and is currently under appeal to the Ontario Municipal Board. Although the policy is not yet technically in force, the concept of ensuring that office employment remain in downtown Toronto is a sound planning policy that should still be applied to the proposed development.

The office space should be primarily located above the ground floor to allow for ground floor retail space. Consideration should be given to replacing some of the existing sound and picture studio space in the new office space. It is noted that the preliminary development concept presented at the pre-application consultation meeting in April 2016 included a substantial amount of office space.

Tall Building Design Guidelines

The Tall Building Design Guidelines have been applied to the proposed development as a means to help interpret and quantify the tall building policies provided in Section 3.1.3 of the Official Plan and the built form policies provided in Section 15.3.2 of the King-Parliament Secondary Plan.

The proposed development substantially deviates from several important guidelines, including those regarding transition in scale, sunlight and sky view, heritage properties and heritage conservation districts, tower floor plate size, tower placement, and tower separation. Such guidelines are further described and discussed subsequently in this report under the headings "Density, Height, Massing", "Sun, Shadow, Wind", and "Heritage."

Density, Height, Massing

The proposed height and massing are inappropriate for the subject property considering the existing and planned context and applicable policies and guidelines. The proposed development is not contextually responsive and therefore not compatible overall. The analysis demonstrates a significant lack of consistency with good planning and built form policy and practice leading to a significantly overdeveloped and deleterious development that would impact both on-site and off-site livability.

This section provides detailed comments on the various aspects of the proposed height and massing.

Height

The proposed height of the towers, both 32 storeys, is significantly greater than any existing tall buildings within a block of the subject property, which range from 11 to 22 storeys. The combination of two 32-storey towers would compound the visual impact of the additional height. The proposed heights are excessive and inappropriate for the subject property.

Fit and transition in scale

The Tall Building Design Guidelines indicate that fit and transition in scale are achieved by applying a combination of maximum height, minimum setbacks and step-backs, and angular planes in relation to the height and horizontal separation distance of existing and planned buildings and open spaces surrounding the subject property. Building fit and transition are particularly sensitive on the subject property considering its heritage as one of the original ten blocks of the Town of York and that it faces King Street East, which is identified as a *Special Street* in the King-Parliament Secondary Plan.

The proposed development provides substantial transition from the predominant street wall along King Street East through a series of building step-backs that allow the towers to mostly fit within a 60 degree angular plane as measured from the roof of the existing five-storey building at the southeast corner of the site (266 King Street East). The proposed 60 degree angular plane, which is approximately a 2:1 ratio of height to building step-backs, is not a recognized standard and does not meet the guideline in the St. Lawrence Neighbourhood HCD Plan that requires a 45 degree angular plane, which is a 1:1 ratio of height to building step-backs.

The proposed development does not provide appropriate transition from Princess Street, Ontario Street or Adelaide Street East. The proposed towers abut the property lines along Princess Street and Ontario Street with no setbacks and only some floors providing a minimal 1.5-metre building step-back. The lack of transition along Princess Street is particularly significant considering the existing buildings on the west side of Princess Street are all low-rise buildings in the range of one to four storeys. Along Adelaide Street East the proposed building has a 3.5-metre step-back on the bottom five floors of both towers but steps out 1.5 metres above the fifth floor, creating a building setback in the range of only 0.7 metres to 2.2 metres for most of the height of both towers.

Overall, the proposed massing overwhelms the scale and context of the surrounding area.

Tower floor plate size

The proposed tower floor plates are too large, causing excessive negative impact with regard to shadow on surrounding streets, open spaces, and properties, sky view from surrounding streets, and overall scale of the building. The large tower floor plates are aggravated by the bridge elements that connect the towers for the majority of the height, from floors 12 to 21 and 26 to 31, creating the appearance of one massive H-shaped floor plate.

No planning rationale has been provided to justify the proposed floor plates that far exceed the maximum tower floor plate size of 750 square metres as specified in the Tall Building Design Guidelines. The proposed tower floor plates are approximately as follows:

<u>West Tower</u>		<u>East Tower</u>	
Floor 5:	1,352 sq. metres	Floor 5:	1,406 sq. metres
Floors 6-11:	1,284 sq. metres	Floors 6-11:	1,301 sq. metres
Floors 12-14:	1,160 sq. metres	Floors 12-21:	966 sq. metres
Floors 15-23:	914 sq. metres	Floors 22-25:	721 sq. metres
Floors 24-32:	634 sq. metres	Floors 26-32:	628 sq. metres

Bridges

Floors 12 -21: 347 sq. metres
 Floors 26-31: 322 sq. metres

The average tower floor plate for the west tower is approximately 945 square metres and for the east tower it is approximately 934 square metres, not including the bridges. The average combined floor plate of both towers and the bridges for floors 12-21 is approximately 2,301 square metres and for floors 26-31 it is approximately 1,584 square metres.

Tower placement

The Tall Building Guidelines specify that towers should be placed "away from streets, parks, open space and neighbouring properties to reduce visual and physical impacts of the tower and allow the base building to be the primary defining element for the site and adjacent public realm." This may be largely achieved through tower step-backs from the base building. The St. Lawrence Neighbourhood HCD Plan specifies a minimum 10-metre tower step-back from the existing street wall along all four street frontages surrounding the subject property.

The west tower provides an appropriate tower step-back of 10 metres from King Street East. The east tower steps-forward towards King Street East, overhanging the base building and the walkway between the building and proposed parkette by 1.8 metres, which negatively impacts the parkette.

Facing Princess Street, the west tower provides a 1.5-metre step-back only for floors 3-5, 12-14 and 24-32 while the other floors, including the mechanical penthouse, have no step-back. Similarly, along Ontario Street, the east tower provides a 1.5-metre step-back only for floors 6-11, 22-25 while the remaining floors have no step-back. The resulting appearance of intermittent 1.5-metre step-backs on fewer than half the floors does not adequately reduce the visual impact of the tower and allow the base building to be the primary defining element of the building as viewed from the surrounding public realm.

Along Adelaide Street East neither tower provides any step-back but instead overhang the base building in the range of 1.5 to 3.0 metres. The resulting appearance is a base building primarily defined only by materiality. The towers loom over the sidewalk along Adelaide Street East, significantly reducing sky view and natural light. The tower placement in relation to Adelaide Street East is especially inappropriate.

Tower separation

In order to provide a suitable degree of privacy, sky view and daylight on the public realm and neighbouring properties, the Tall Building Guidelines state that the separation distance between towers on the same site should be a minimum of 25 metres. For larger floor plates, such as the proposed development, the guidelines suggest using the widest dimension of the tower floor plate, which in this case is approximately 64 metres, as a guide for determining an appropriate tower separation. The proposed minimum separation distance between the two proposed towers is typically approximately 18 metres.

The proposed tower separation is particularly detrimental because the facing walls are completely parallel and largely mirror with each other for the entire depth of both towers, which is contrary to guideline 3.2.3(f) that states "where possible, apply creative solutions, such as offset towers/views, non-parallel walls, tapering or curved tower forms, to increase actual or perceived tower separation distances." The proposed tower configuration will create a canyon between the towers that will adversely affect the proposed dwelling units facing the canyon in terms of shadow, daylight, sky view, and privacy.

The proposed tower separation, in combination with the relatively deep tower floor plates and the substantial bridges that span more than half the height of the towers, results in a minimal sky view between the towers as viewed from the public realm, limited to the space above and below the middle bridge that would only be visible when standing more or less in front of the King Street East or Adelaide Street East facades. Overall the proposed tower separation is insufficient and inappropriate.

A new Official Plan area-specific policy, OPA 352, which applies to tall buildings in the Downtown, was adopted by City Council on October 5-7, 2016. The policy refers to associated zoning bylaws (i.e. by-law nos. 1106-2016 and 1107-2016), also adopted on October 5-7, 2016, that includes the following minimum standards for tower setbacks and separation distances between towers:

- minimum tower setback of 3.0 metres from a lot line that abuts a street; and
- minimum tower separation of 25 metres between towers on the same lot.

Policy B(ii) in OPA 352 indicates that a proposed rezoning that does not comply with the above standards should demonstrate that adequate space between towers within a block will:

- c) provide appropriate access to sunlight on surrounding streets, parks, open spaces, school yards, and other public or civic properties;
- d) provide appropriate access to natural light and a reasonable level of privacy for occupants of tall buildings;
- e) provide appropriate pedestrian-level views of the sky between towers as experienced from adjacent streets, parks and open spaces; and
- f) encourage a reasonable level of views between towers for occupants of tall buildings.

Staff find that the proposed rezoning does not satisfy the above requirements.

Sun, Shadow

The massing of the proposed towers would cause significant shadow impact on the surrounding public realm, some adjacent properties and on the proposed towers themselves. The following further explains why the shadow impact of the proposed development is inappropriate.

Sunlight and Sky View

The Tall Building Guidelines direct tall buildings to be located and designed "to protect access to sunlight and sky view within the surrounding context of streets, parks, public and private open space, and other shadow sensitive areas." The scale and height of the base building should provide for at least five hours of sunlight on the opposite side of the street during the equinoxes. Towers should be "slender point towers with generous separation distance to retain sky view between buildings and reduce the size of shadows and length of time they are cast on a particular area" with consideration for "the cumulative effect of multiple towers on resulting shadowing."

From a shadow impact perspective, the proposed development appears as one massive tower with an indistinguishable base building. The Shadow Study shows that the bridge elements will not allow any direct sunlight to pass between the buildings below the bridges. Compared to a pair of typical residential point towers, the proposed development will cast a shadow that lingers over any given spot for a significantly greater period.

The sidewalk on the north side of Adelaide Street East will be in continuous shadow for up to approximately 5.5 hours, from approximately 9:30 a.m. until approximately 3 p.m. during the equinoxes. There is a planned privately-owned publicly-accessible open space (POPS) located at the northwest corner of Adelaide Street East and Ontario Street, on the neighbouring property at 424-460 Adelaide Street East. This POPS will have a

continuous shadow cast over at least a portion of its space for approximately four hours during the equinoxes, from approximately noon until approximately 4 p.m.

In addition to shadow impact on surrounding streets and open spaces, the proposed development would cause excessive shadow impact on the space between the proposed towers, including outdoor amenity space on the fifth floor and the dwelling units that overlook the space. The Shadow Study shows the outdoor amenity space between the towers will only receive direct sunlight on more than half the space for approximately two hours around midday during the equinoxes.

Wind

The Preliminary Pedestrian Level Wind Study modelled wind velocities at 38 locations on and surrounding the subject property for both the existing condition and proposed development during both summer and winter conditions. The scale of wind comfort categories include acceptable sitting conditions, which is the most comfortable, standing conditions, walking conditions, and uncomfortable conditions. The proposed development includes several design features that serve to mitigate wind impact, including parapet walls, building step-backs from King Street East, overhangs, canopies, balconies, and landscaping.

The wind conditions under the proposed development are generally acceptable with the exception of three locations that would have uncomfortable conditions in the winter caused by the proposed development. Through a Site Plan Control process there would be opportunity to refine the wind mitigation features to address the uncomfortable wind conditions.

Streetscape

The proposed development provides suitable sidewalk widths on all surrounding streets. On King Street East, the existing 3.5-metre wide sidewalk in front of the designated heritage buildings at 254-256 King Street East will be maintained to allow the heritage façade to remain in its existing location. The proposed public parkette facing the remainder of the King Street East frontage will allow for a much wider pedestrian area. On Princess Street, in front of the heritage building at 254 King Street East, the sidewalk width is 5 metres and further north along Princess Street the sidewalk width is 7 metres. On Ontario Street, the sidewalk width is also 7 metres and on Adelaide Street East the sidewalk width is approximately 6 metres.

The proposed location of the parkette necessitates the demolition of the existing building at 266 King Street East, which is a contributing property in the St. Lawrence Neighbourhood Heritage Conservation District Plan. It is uncertain if the heritage impact of such demolition can be resolved but if it can, the proposed location is potentially suitable as it would be a prominent public space on King Street East that could positively contribute to the pedestrian experience by providing ample seating opportunities, a tree canopy that will complement the proposed street trees along King Street East and opportunities for public art.

The proposed mid-block pedestrian connection that runs east-west through the middle of the building between Princess Street and Ontario Street helps to break up the massing of the proposed building at ground level and provides a new weather-protected pedestrian route on a four-metre wide sidewalk adjacent to the vehicular route into the parking and loading areas.

The proposed street trees comprise the retention of six existing trees along Ontario Street, the replacement of four existing trees along King Street East with six new trees, and the replacement of two existing trees along Princess Street with six new trees. Adelaide Street East does not have any proposed street trees. Urban Forestry staff have advised that additional street trees should be provided along Princess Street, Ontario Street, and Adelaide Street East.

Although there are no major issues with the proposed streetscape and ground floor design, they do not justify the substantial negative impact caused by the tower design as previously described in this report.

Heritage

A Heritage Impact Assessment (HIA) prepared by ERA Architects Inc. and dated October 3, 2016, was submitted in support of the application. City Planning staff have reviewed this report and are of the opinion that the proposed development will not adequately conserve the cultural heritage values, attributes and character of the Nobel's Tavern and the Charles Steinle Meat Packing Company building, nor will it sufficiently mitigate visual impacts on those buildings. The lack of a sufficient tower step-back from Princess Street will diminish the scale and massing of Nobel's Tavern as a corner building on King Street East and Princess Street. The lack of tower step-back from Ontario Street will also have a negative impact on the scale and massing of the adjacent heritage building at 25 Ontario Street.

The architectural drawings for the proposal show a rooftop terrace above Nobel's Tavern and the Charles Steinle Meat Packing Company building and a new shop front and windows on the retained east elevation of the Charles Steinle Meat Packing Company building fronting onto the proposed parkette. The drawings also show that the interior partition walls and floors within Nobel's Tavern and the Charles Steinle Meat Packing Company building are proposed to be removed. These interventions are not sufficiently analyzed in the HIA or sufficiently detailed in the drawings. Given the lack of analysis and detail, staff are not able to provide a fulsome opinion on this portion of the proposal but they do have the potential to create negative heritage impacts.

The City Council-adopted St. Lawrence Neighbourhood Heritage Conservation District (HCD) Plan identifies the warehouse buildings at 266 King Street East, 427 Adelaide Street East and 435 Adelaide Street East as contributing to the cultural heritage value of the HCD. The development application proposes the demolition of these buildings. Given that the HCD Plan establishes that these buildings hold cultural heritage value under Part V of the Ontario Heritage Act, staff are not supportive of their removal. As a result of this application, Heritage Preservation Services will be researching and

evaluating these properties for inclusion on the City's Register of Heritage Properties in the context of the Provincial criteria for designation under Part IV of the Ontario Heritage Act.

In addition to proposing the demolition of contributing heritage buildings, the proposed development fails to meet numerous other policies in the St. Lawrence Neighbourhood HCD Plan, including, but not limited to, the requirement for a 45-degree angular plane from King Street East and base building height, and 10-metre tower step-backs along King Street East, Princess Street, Adelaide Street East and Ontario Street. The lack of a sufficient tower step-back on Princess Street will also have a negative impact on the contributing heritage property on the west side of Princess Street.

The proposed development does not meet the heritage principles of the Tall Buildings Design Guidelines as it fails to respect and complement the scale, character, form and setting of on-site and adjacent heritage properties.

Residential Units

A wide range of unit sizes is desirable in order to accommodate various types and sizes of households. In particular, staff typically seek to secure a minimum of 10% three-bedroom units to accommodate families and households with three or more people. The proposed development includes 79 three-bedroom units, which is 8.4% of the total number of dwelling units.

Traffic Impact, Access, Parking

Transportation Services staff have not raised any issues or concerns with the projected traffic impact.

The proposed access to the parking and loading areas is suitably located at the centre of the block, accessed via a private driveway that would run through the middle of the building between Ontario Street and Princess Street. Sufficient space for truck turning movements for garbage collection vehicles and delivery vehicles needs to be confirmed.

The parking area is suitably located on three levels underground. Further study is required to justify the proposed residential parking supply. There are no proposed spaces for residential visitors, which is insufficient.

Servicing

With regard to water supply, stormwater, groundwater, and private water discharge, the Functional Servicing and Stormwater Management Report submitted by the applicant requires revisions to satisfy Engineering and Construction Services.

Community Services and Facilities

The Community Services and Facilities Study submitted by the applicant indicates a relative lack of child care facilities in the vicinity of the subject property. Considering

the scale of the development proposal, which includes 938 dwelling units, an on-site child care facility should be considered.

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 subject lands are in an area with 0 to 0.42 hectares of local parkland per 1,000 people, 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.

At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 12,507 square metres or 268% of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% of the development site is applied to the residential use while the non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 471 square metres or 9.54% of the net site area.

Prior to a formal application submission, Parks, Forestry and Recreation (PF&R) met with City Planning and the applicant's team to discuss the possibility of an on-site parkland dedication. The proposed redevelopment is taking place on a city block that is identified as a regeneration area and is located in a parkland deficient area. Therefore, PF&R proposed the applicant consider including on-site public parkland.

At this time, the applicant is showing on-site parkland that is 400 square metres on the south-west corner of the site. The proposed parkland dedication is unencumbered, uniform in shape and topography with visibility and accessibility from King Street East. The parkland dedication requirement for the proposed development is 471 square metres. In this regard, the on-site parkland parcel needs to be expanded to satisfy the full parkland requirement. The land to be conveyed should meet the requirements set out in Policy 3.2.3(8) of the Official Plan.

Since staff are not supportive of the development proposal overall, the proposed parkland dedication cannot be further advanced or refined at this time.

Toronto Green Standard

In 2013, City Council updated the two-tiered Toronto Green Standard (TGS) that was adopted by City Council on October 27, 2009. 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. If the rezoning application is appealed to the Ontario Municipal Board (OMB) and the OMB ultimately approves an

increase in height and/or density, recommendation 4(b) in this report is intended to secure development standards in compliance with Tier 1 of the TGS.

TGS performance measures may also be secured through the Site Plan Control process.

Section 37

Section 37 community benefits have not been determined as the development proposal is not supported by staff. If the rezoning application is appealed to the Ontario Municipal Board (OMB) and the OMB ultimately approves an increase in height and/or density, recommendation no. 3 in this report is intended to provide an opportunity for staff to determine an appropriate allocation and distribution of community benefits, in consultation with the Ward Councillor, prior to the OMB issuing a final decision and Order.

Conclusions

The subject property is very important from a cultural heritage perspective as it is one of the original ten blocks of the Town of York that were settled in 1793. The proposed massing does not sufficiently address the existing and planned context and character of the area, is inconsistent with heritage policies in the Provincial Policy Statement, does not comply with built form policies in the Official Plan and substantially deviates from the Tall Building Design Guidelines and the development standards in the St. Lawrence Neighbourhood Heritage Conservation District (HCD) Plan. Overall the proposed rezoning is inappropriate for the subject property and is not in the public interest.

CONTACT

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SIGNATURE

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

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Elevations

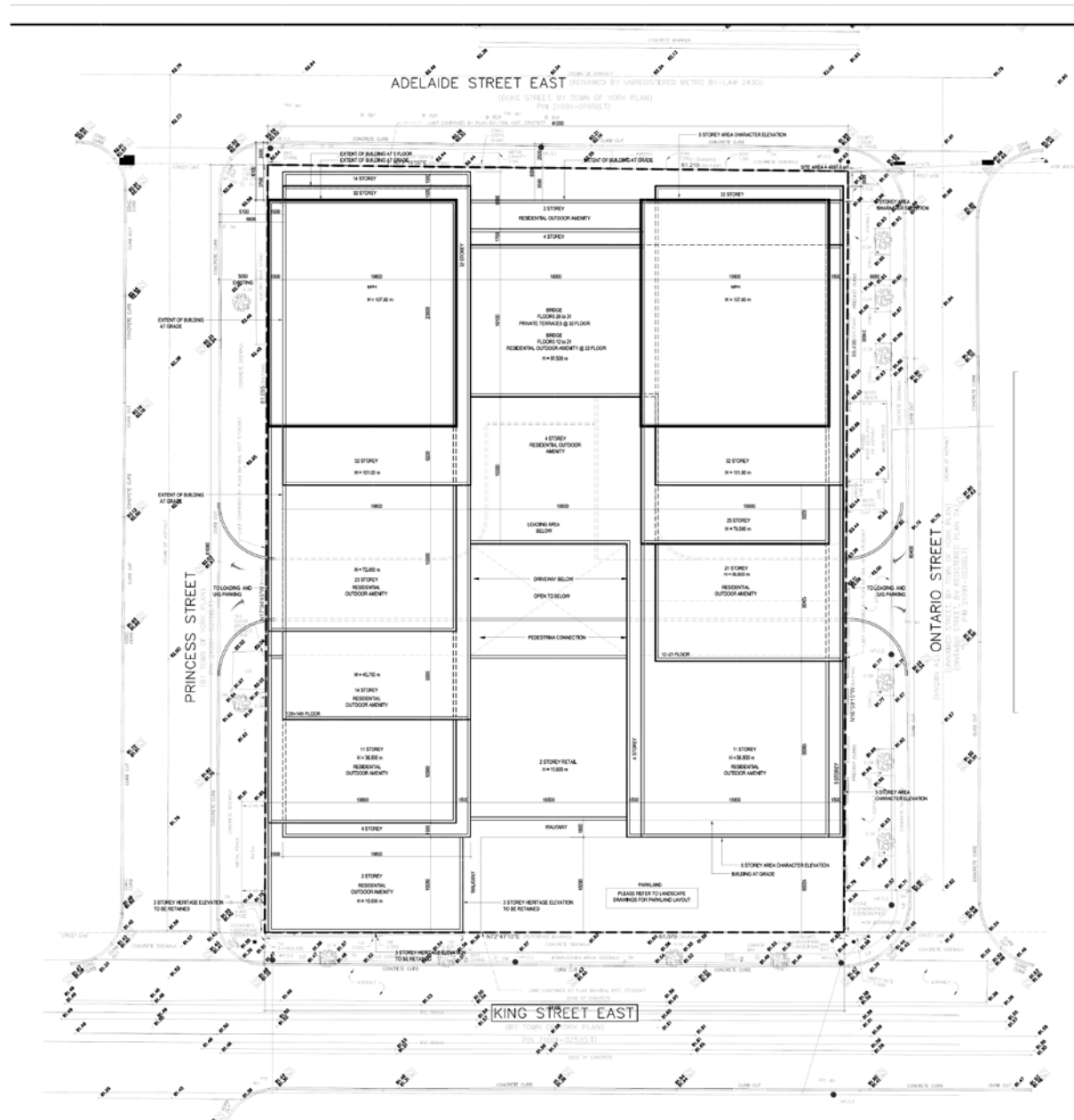
Attachment 3: Renderings

Attachment 4: Zoning

Attachment 5: Application Data Sheet

Attachment 6: Draft Zoning By-law Amendment

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale
11/02/2016



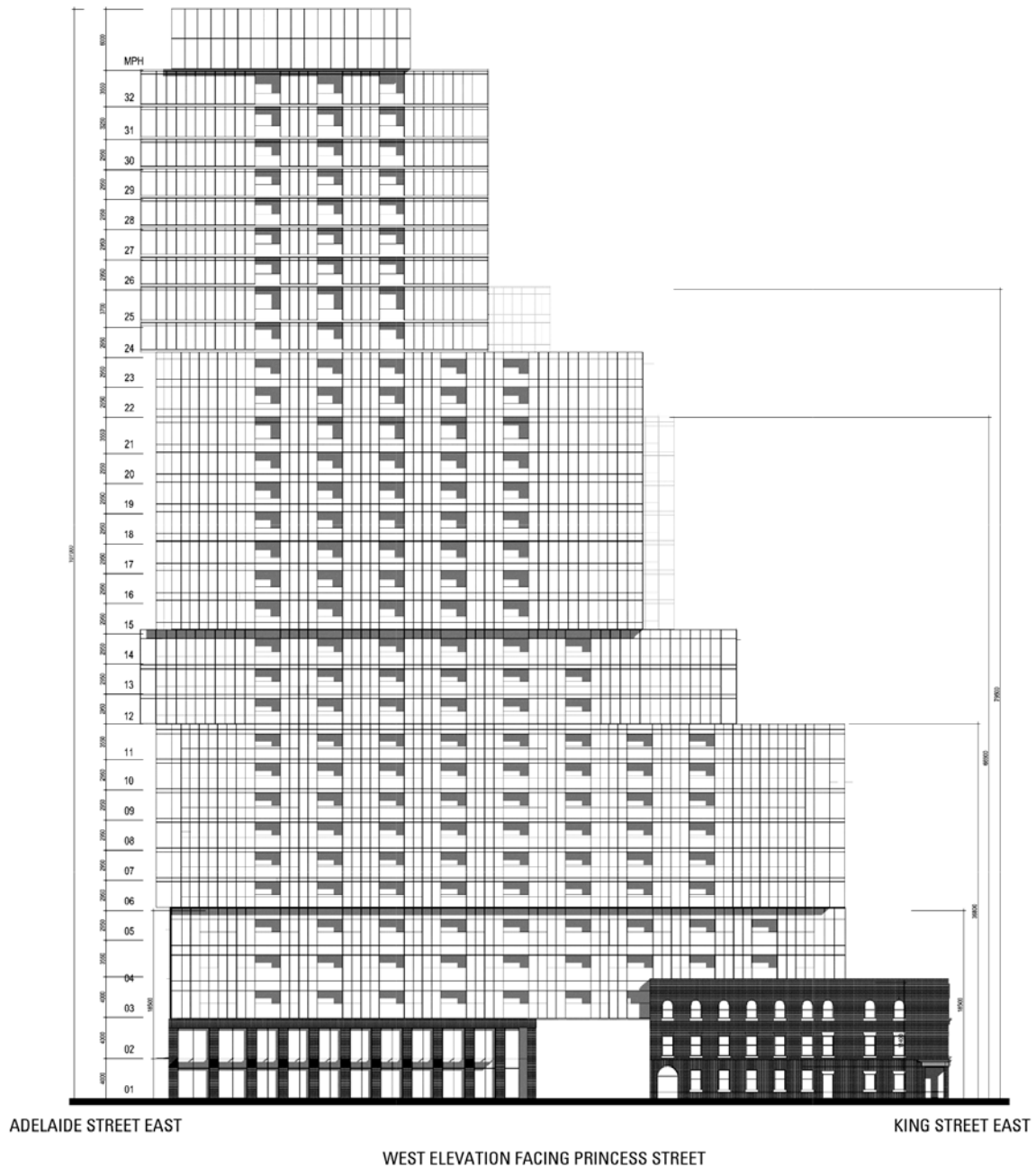
254-266 King Street East,
427-435 Adelaide Street East
and 157 Princess Street

File # 16 232831 STE 28 02

Architectural drawing of the south elevation of a building, facing King Street East. The drawing shows a multi-story building with a central section and two side wings. The central section has a grid of windows and a central vertical axis. The side wings are also multi-story with horizontal window bands. The building is situated between Princess Street to the left and Ontario Street to the right. A vertical scale on the left indicates height in feet (0 to 60) and miles per hour (MPH). A horizontal scale at the bottom indicates distance in feet (0 to 100).

File # 16 232831 STE 28 0Z

Attachment 2b: West Elevation



West Elevation

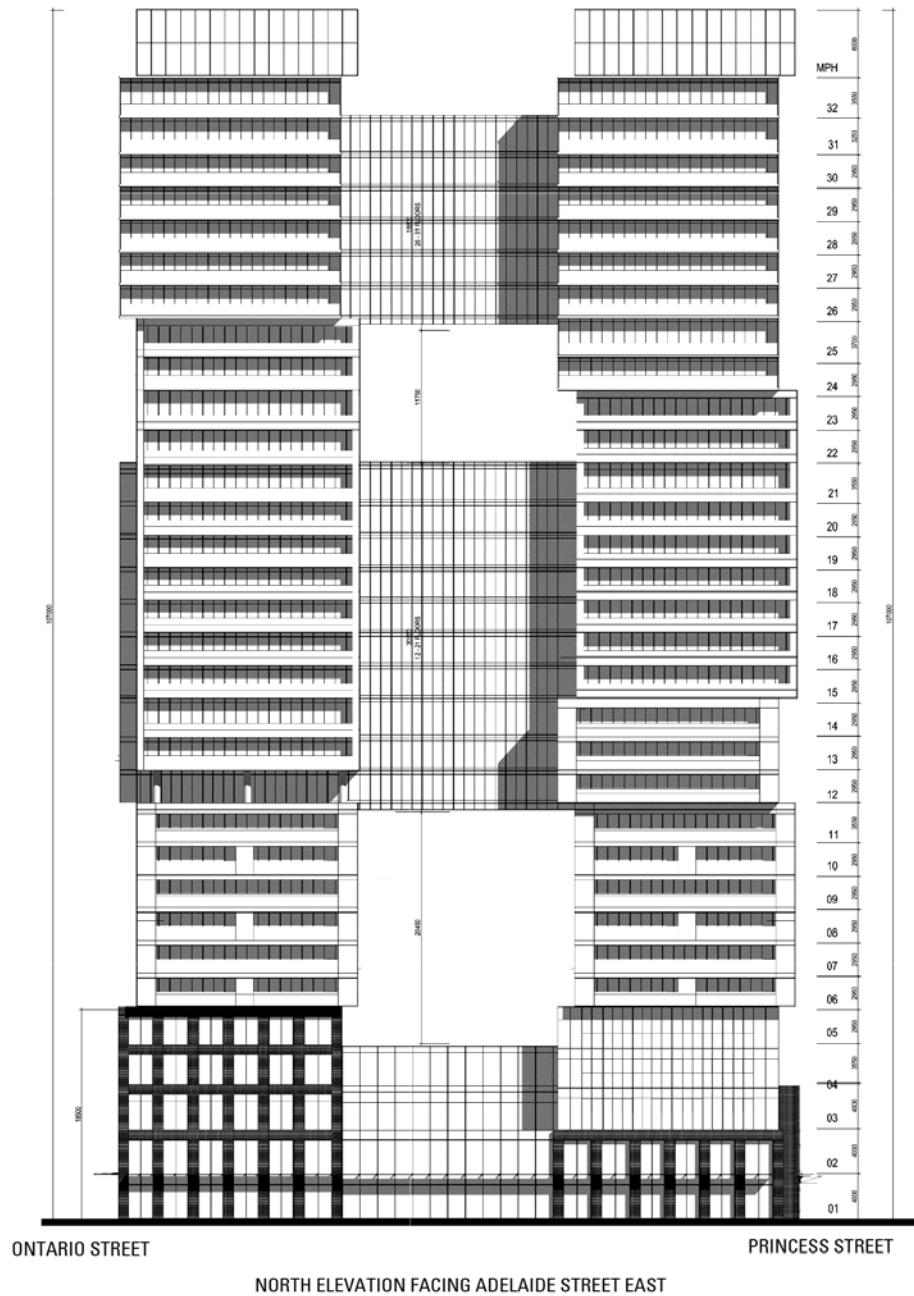
Applicant's Submitted Drawing

Not to Scale
11/02/2016

254-266 King Street East,
427-435 Adelaide Street East
and 157 Princess Street

File # 16 232831 STE 28 0Z

Attachment 2c: North Elevation



North Elevation

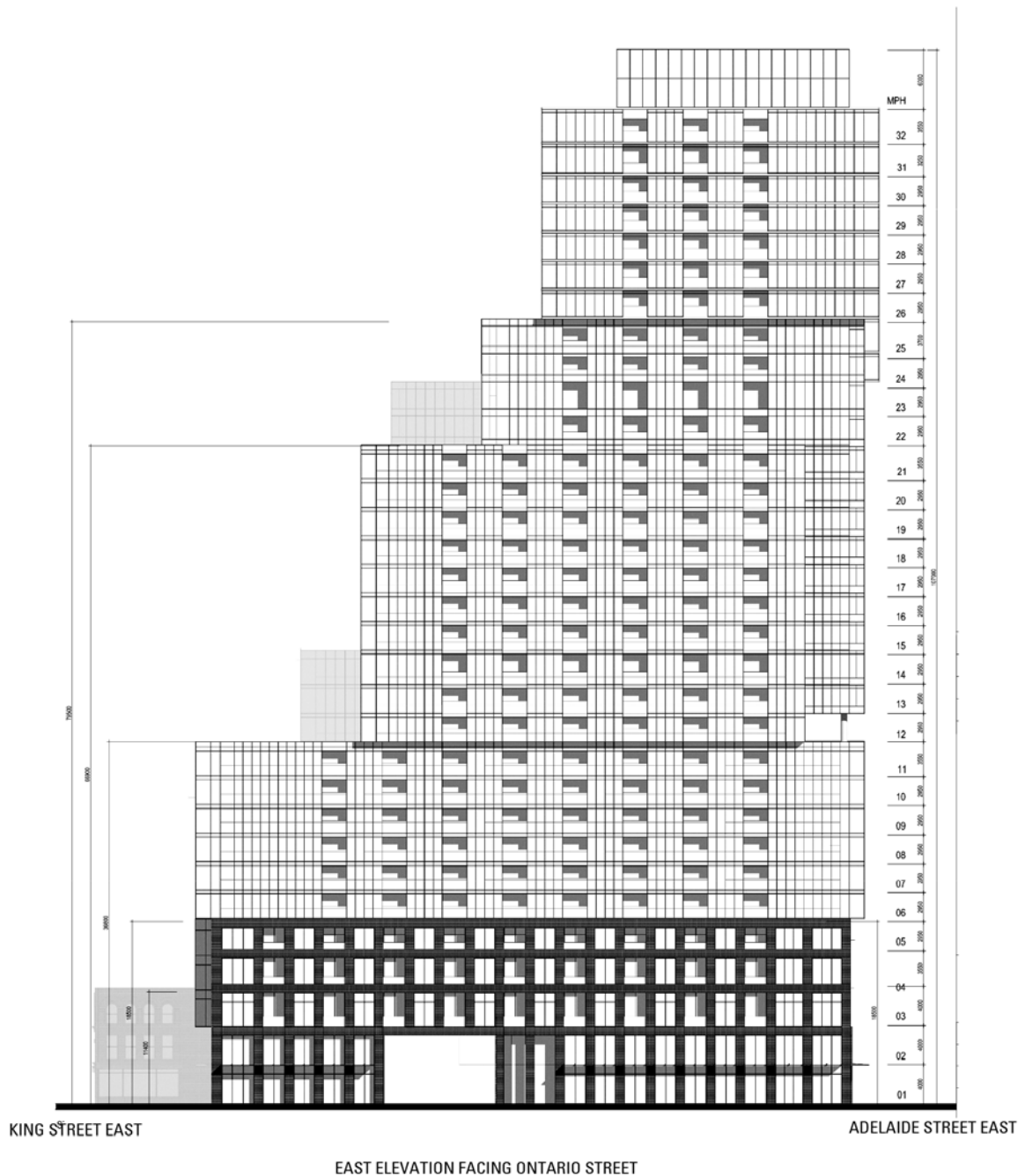
Applicant's Submitted Drawing

Not to Scale
11/02/2016

254-266 King Street East,
427-435 Adelaide Street East
and 157 Princess Street

File # 16 232831 STE 28 02

Attachment 2d: East Elevation



East Elevation

Applicant's Submitted Drawing

Not to Scale
11/02/2016

254-266 King Street East,
427-435 Adelaide Street East
and 157 Princess Street

File # 16 232831 STE 28 02

Attachment 3a: Rendering View from King Street East



Rendering view from King Street East

Applicant's Submitted Drawing

Not to Scale
11/02/2016

254-266 King Street East,
427-435 Adelaide Street East
and 157 Princess Street

File # 16 232831 STE 28 OZ

Attachment 3b: Rendering View from Adelaide Street East



Rendering view from Adelaide Street East

Applicant's Submitted Drawing

Not to Scale
11/02/2016

254-266 King Street East,
427-435 Adelaide Street East
and 157 Princess Street

File # 16 232831 STE 28 OZ

[illegible]

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	16 232831 STE 28 OZ
Details	Rezoning, Standard	Application Date:	October 4, 2016
Municipal Address:	254-266 KING ST E; 427-435 ADELAIDE ST E; 157 PRINCESS ST		
Location Description:	PL TOWN OF YORK PT LTS 6 7 & 8 RP 63R3338 PTS 9 & 10 << ENTRANCE ADDRESS FOR 260 KING ST E **GRID S2808		
Project Description:	Two residential towers atop a stepped podium with a total height of 32 storeys (107 m). The towers are connected by bridge elements from floors 12 to 21 and floors 26 to 31 which will be used for amenity space. A total of 938 residential units are proposed with a total gross floor area of 61,500 m2, the podium provides 3500 m2 of retail/commercial uses.		

Applicant:	Agent:	Architect:	Owner:
ODC HOLDINGS (V) LIMITED		PAGE + STEELE IBI GROUP	ODC HOLDINGS (V) LIMITED

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	4937	Height:	Storeys:	32	
Frontage (m):	61.1		Metres:	101	
Depth (m):	81.1				
Total Ground Floor Area (sq. m):	2934				Total
Total Residential GFA (sq. m):	58000		Parking Spaces:	249	
Total Non-Residential GFA (sq. m):	3500		Loading Docks	1	
Total GFA (sq. m):	61500				
Lot Coverage Ratio (%):	59				
Floor Space Index:	12.46				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	58000	0
Bachelor:	90	Retail GFA (sq. m):	3500	0
1 Bedroom:	439	Office GFA (sq. m):	0	0
2 Bedroom:	330	Industrial GFA (sq. m):	0	0
3 + Bedroom:	79	Institutional/Other GFA (sq. m):	0	0
Total Units:	938			

CONTACT:	PLANNER NAME:	Thomas Rees, Planner
	TELEPHONE:	416-392-1791