



CONFIDENTIAL ATTACHMENT #1

CONFIDENTIAL INFORMATION

City Staff are planning on preparing a report to the October 23rd, 2019 meeting of the City's Executive Committee and the October 29th/30th, 2019 meeting of City Council to seek authority to move forward with the disposition and relocation of the Fire Station from the Subject Property along with the acquisition of 229 Richmond Street West. This future report will speak not only to the \$100 million purchase price of 229 Richmond Street West, but also to the proposed relocation costs of the Station and the displaced tenants at Metro Hall, namely Children's Services (CS) and Toronto Employment and Social Services (TESS). Along with said report, staff will be including the draft terms of the Agreement of Purchase and Sale and the results of three external appraisals on the fair market value of 229 Richmond Street West accompanied with a valuation of the Subject Property. The valuation for the Subject Property will examine its fair market value at highest and best use, along with a secondary exercise assessing its value if it were considered as a full market-rent building.

Unlocking the value at the Subject Property will not only fund the construction of the new TFS Fire Station 332 at Metro Hall, it will also fund the acquisition of the adjacent property at 229 Richmond Street West (see Attachment 1) which could be used for city building opportunities. In addition to the acquisition of 229 Richmond Street West, any residual value realized after funding the new fire station and any required re-locations within Metro Hall, could be used to fund additional City building including significant affordable housing within the redevelopment of the Subject Property.

Land Use

The Subject Property and 229 Richmond Street West are within the King-Spadina Secondary Plan Area, and are designated Regeneration Areas in the Official Plan. The policies of the Official Plan encourage the revitalization of Regeneration Areas through redevelopment, which needs to be coordinated with enhancements to the public realm, community infrastructure, and other municipal services in proportion to growth.

The Subject Property is further designated Mixed Use Areas 1 – Growth in the Downtown Plan, with the same designation proposed by the draft King-Spadina Secondary Plan Review. The 229 Richmond site is designated Mixed Use Areas 2 – Intermediate, and forms part of the transition from an area of taller buildings in the heart of the King-Spadina East Precinct down towards the Main Street heritage character of Queen Street West. These designations permit and encourage a wide range of uses including employment, commercial, institutional, residential and parks/open space uses.

Metro Hall is designated Mixed Use Areas in the Official Plan, and Mixed Use Areas 1 – Growth in the Downtown Plan. Mixed Use Areas combine a broad range of commercial, residential, institutional, recreational and cultural uses, reducing automobile

dependency and providing opportunities for Torontonians to live, work and shop in the same area.

Provincial and City land use policies emphasize the critical role that community services and facilities play in accommodating growth, maintaining a high quality-of-life and protecting human safety. Given the mature urban context of Downtown, the integration or co-location of these facilities and adaptation of existing facilities and spaces as multi-use community hubs, to meet the needs of the community and ensure the long-term viability of public investments, is critical. The land use policy framework as it applies to Metro Hall supports the creation of a community hub that integrates City facilities and enhances other community service facilities to better serve the growing population of the King-Spadina area and broader Downtown.

Built Form - Massing, Heights & Densities

In the context of the Subject Property and 229 Richmond, the appropriate scale of development is informed by their relationship with Queen Street West and location within the broader Downtown. The existing and emerging King-Spadina policy framework provides more tailored direction, taking into account the unique characteristics within and around King-Spadina. Along the northern boundary of the King-Spadina area, Queen Street West plays an important role as a historic commercial main street and Great Street. Its scale and the presence of sunlight on the north sidewalk of Queen Street West for much of the day and during most seasons are identified in the Queen Street West HCD Plan as valuable attributes to be conserved.

The Mixed Use Areas 1 designation of the Subject Property applies to areas with the greatest potential heights. Intensification is intended to occur in a diverse range of building typologies and scales, one of which is tall buildings that contribute to and enhance liveability. Development in the vicinity of the Subject Property has generally been permitted to a height not exceeding 157 metres, which is the height of the TIFF Bell Lightbox building at the northwest corner of King Street and John Street, in line with the original planning intent that it be a landmark tower in the area. The corresponding densities of development have generally ranged from approximately 17 to 23 times the lot area (Floor Space Index, or FSI).

The 229 Richmond Street West site is located to the north of the Subject Property and is designated Mixed Use Areas 2 – Intermediate. The existing character and planned context of Mixed Use Areas 2 generally forms an intermediate, transitional scale between the taller buildings anticipated in Mixed Use Areas 1 and the predominantly mid-rise character anticipated in areas designated Mixed Use Areas 3, such as along Queen Street West. The 229 Richmond site is located in a height transition zone, which applies a 45-degree angular plane taken from the property line on the north side of Queen Street West to ensure development creates no net-new shadow on the north sidewalk of Queen Street West.

Given the land use designations, site context, sunlight and shadow objectives, and need for transition downwards towards Queen Street, the city-owned Subject Property is able to accommodate a substantially taller, more intense, scale of development than could be achieved on the privately-owned 229 Richmond site to the north.

Fire Station

In its 2019-2028 Capital Plan, TFS provided an update on building condition audits conducted for all TFS facilities, and recommended proceeding with identification of design opportunities to enable future fire stations to be integrated into various community hub and residential development proposals as opposed to maintaining the traditional stand-alone fire station model, with the following evaluation criteria:

- Evaluating opportunities for location optimization of facilities in "poor" condition;
- Maintaining optimal fire station locations that will improve response time and provide operational efficiencies; and
- Identifying and pursuing potential co-location with other City facilities, including emergency response co-location

CreateTO and CREM, working with the TFS on their Transformation Plan, identified the Subject Property as an opportunity to unlock a high value fire station site to create a means to be able to help fund their state-of-good-repair (SOGR) backlog, including this site.

Child Care and Toronto Employment & Social Services Facilities

Metro Hall's two story base building houses a number of users including: Toronto Employment and Social Services (TESS), Children's Services (CS), Toronto Office of Partnerships ("TOP") and a space occupied by a third-party ("YMCA") under a lease with the City of Toronto. The proposal to relocate the Station to Metro Hall would displace both TESS and CS, who collectively occupy approximately 2,670 square metres (28,700 square feet) of space. Both TESS and CS have front facing counter services that would have to be relocated, and CS has an early childcare centre which could be relocated within Metro Hall or potentially relocated required into the redevelopment of the Subject Property.

The relocation of TESS office space will be considered as part of the Council-approved Office Optimization Program, which will provide opportunities to rationalize office space across the City-wide office portfolio. Opportunities for the relocation of the TESS and CS public-facing counter space can be considered as part of a review of the remaining Metro Hall space allocation, opportunities at City Hall as a result of the relocation of the Library to Old City Hall or opportunities within other City-owned properties and private redevelopments in proximity to Metro Hall.

Toronto Parking Authority

The property at 229 Richmond Street West is a 2,656 square metre (28,589 square feet) privately-owned property currently used as a surface parking lot with approximately 104 spaces. As an interim use, as the City, CreateTO and Planning work through its process to determine how 229 Richmond Street West would ultimately be activated, the TPA could operate the parking lot in its current configuration which will generate additional revenue to the City.

Affordable Rental Housing Opportunity at 260 Adelaide Street West

The future residential potential at 260 Adelaide Street West provides the City the opportunity to investigate the inclusion of affordable housing. Leveraging the City's interest in the site would be consistent with the City's current efforts in supporting affordable housing and mixed income communities through the Open Door Program and Housing Now Initiative. The City's Housing Secretariat will work with CreateTO to report in 2020 on the feasibility of including in any new residential development affordable housing.

Planning Applications

Redevelopment of the Subject Property would require a Zoning By-law Amendment application to set out appropriate development standards, and a Site Plan Control application.

City Planning staff recommend that the following principles guide any future application:

- Height and massing consistent with the direction set out in the Downtown Plan (OPA 406), Council-adopted Downtown Tall Buildings Setback Area Specific Policy (OPA 352), the Council-adopted King-Spadina Heritage Conservation District, and the emerging policy framework for King-Spadina endorsed by Council through the King-Spadina Secondary Plan Review;
- The provision of a specified number and type of residential units as affordable housing; and
- The provision of a mid-block connection or other privately-owned publicly-accessible space.

The existing zoning for Metro Hall would permit the proposed relocation and integration of the Fire Station and expansion of other community service facilities, however the need for a Minor Variance application to implement updated development standards may be identified through the detailed design process. A Site Plan Control application may also be required.

ATTACHMENTS

Attachment 1: Location Map

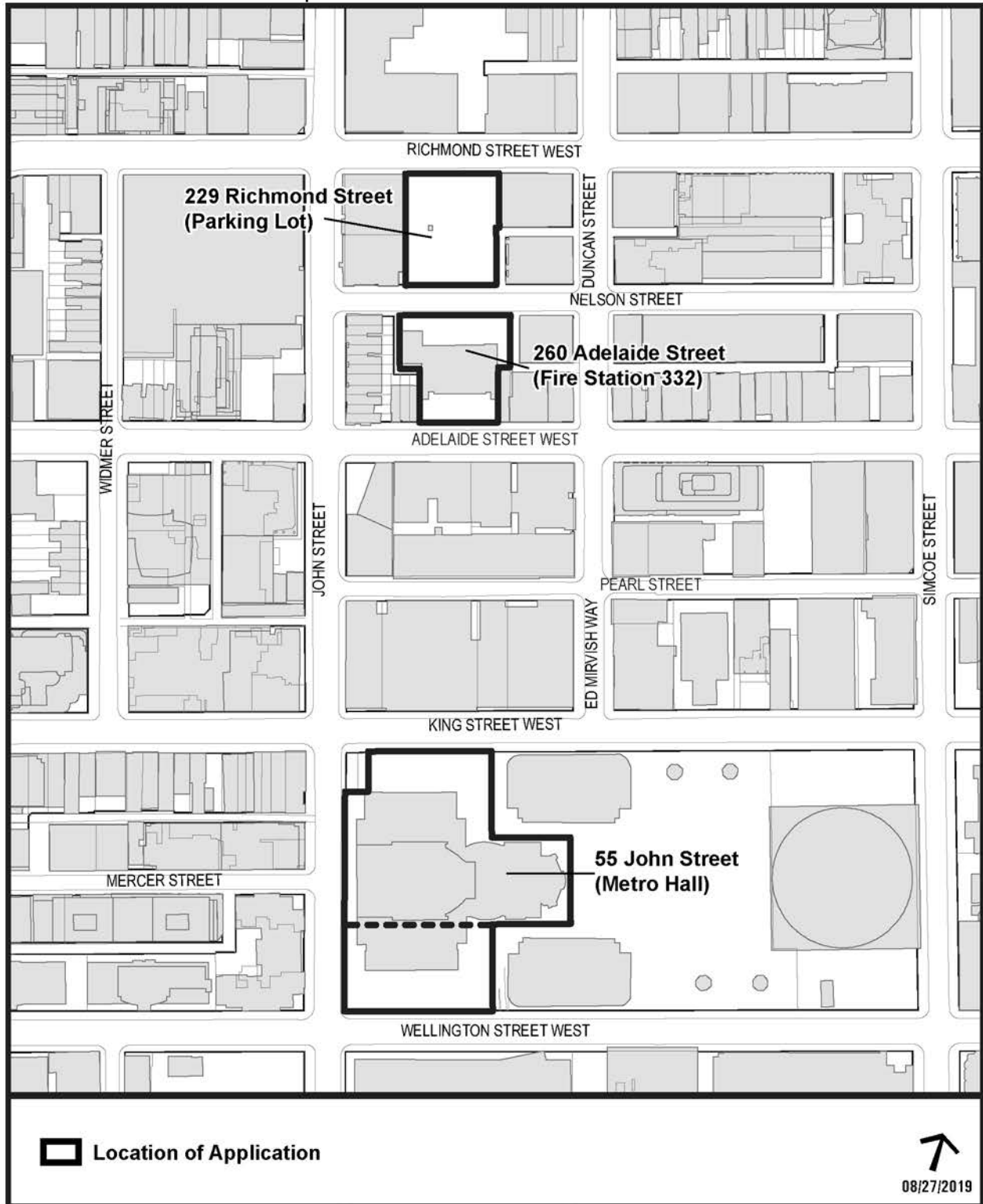
Attachment 2: Official Plan (Map 18: Land Use Plan)

Attachment 3: Downtown Plan (Map 41-3: Mixed Use Area)

Attachment 4: Rendering - Fire Station Concept (55 John Street)

Attachment 5: Rendering - Development Massing Concept (260 Adelaide Street West)

Attachment 1: Location Map



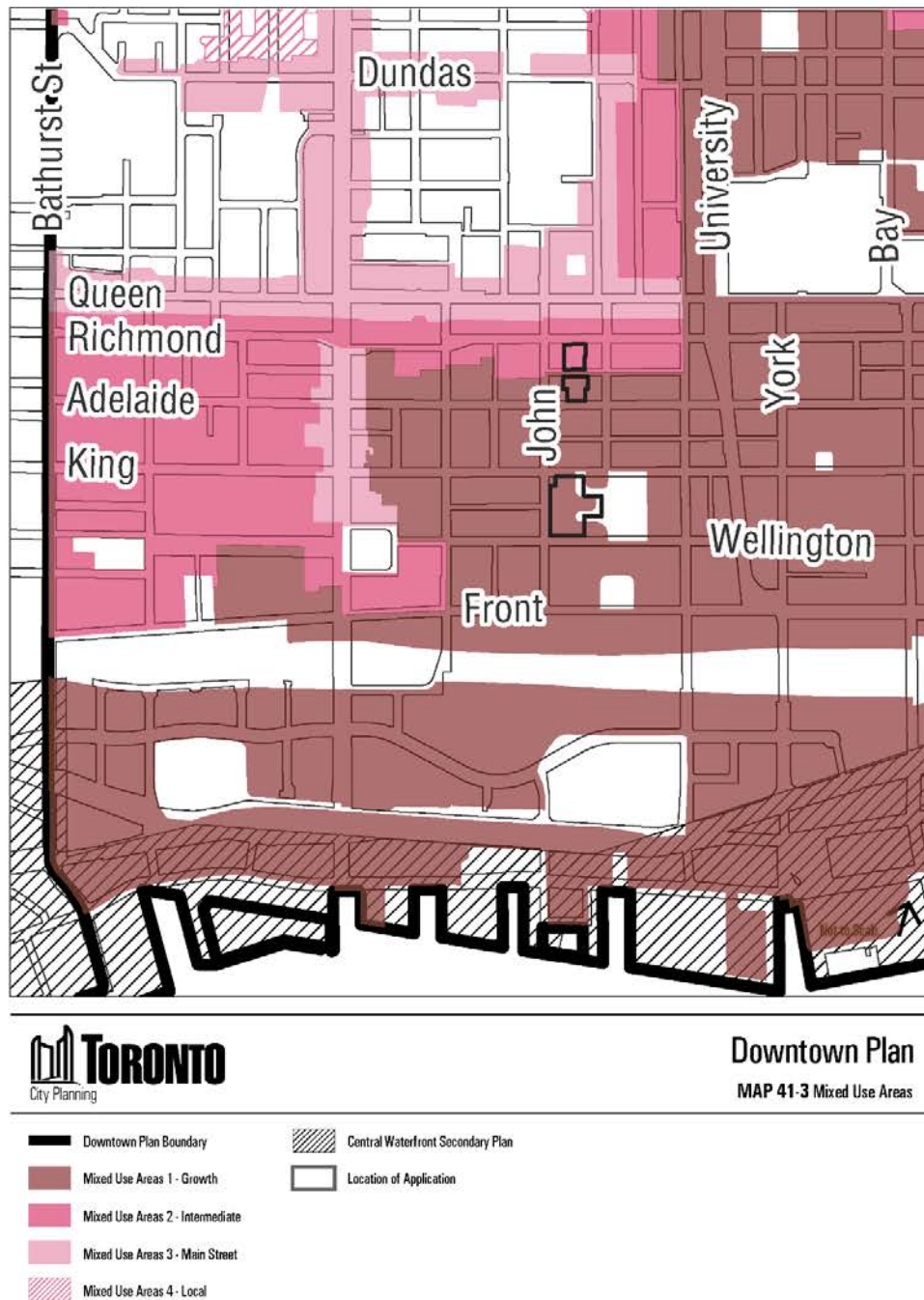
Attachment 2: Official Plan (Map 18: Land Use Plan)



	Location of Application		Parks & Open Space Areas
	Mixed Use Areas		Parks
	Regeneration Areas		

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Not to Scale
09/09/2019

Attachment 3: Downtown Plan (Map 41-3: Mixed Use Area)

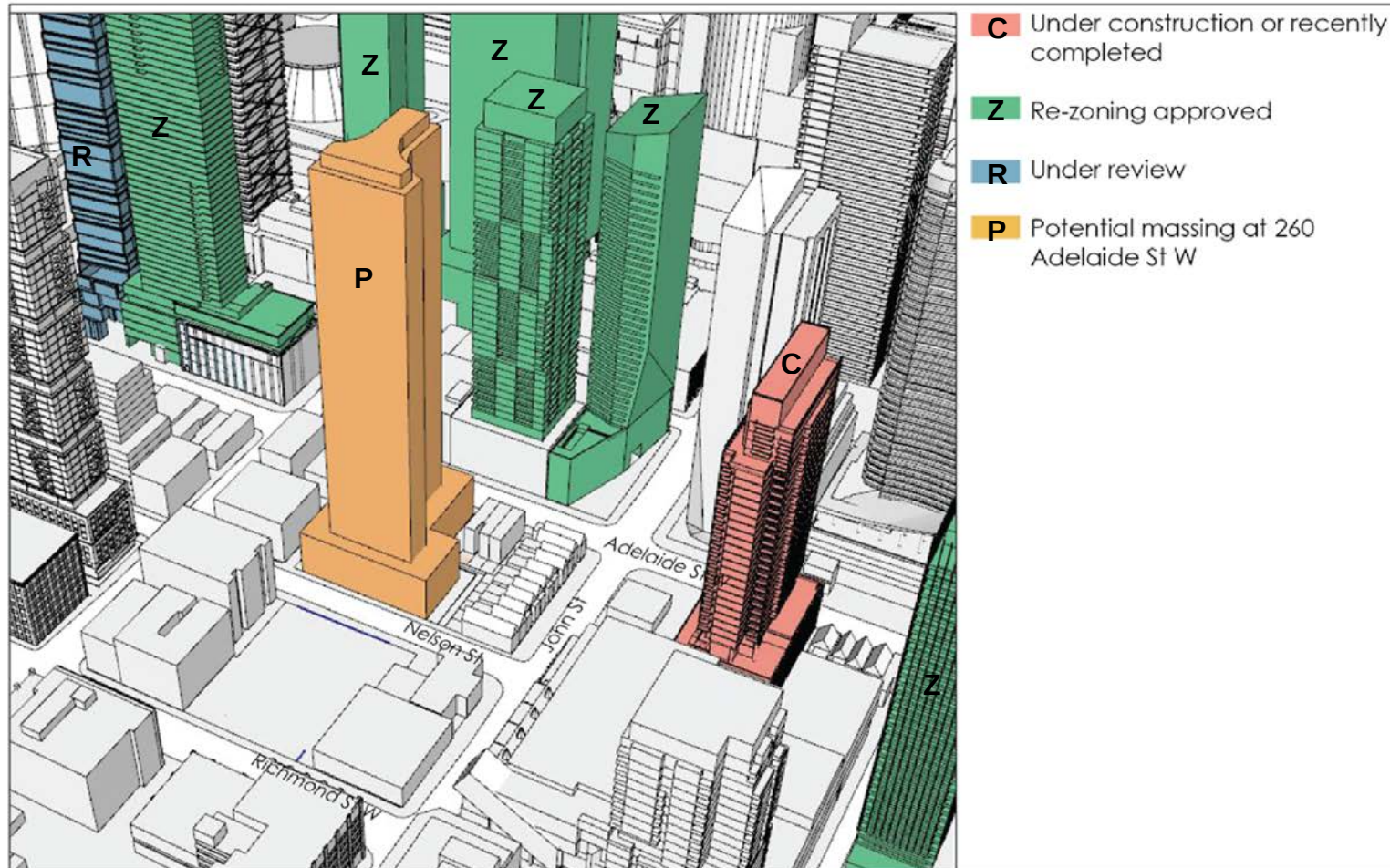


Attachment 4: Rendering - Fire Station Concept (55 John Street)



Rendering 55 John Street

Attachment 5: Rendering - Development Massing Concept (260 Adelaide Street West)



3D Rendering 260 Adelaide Street

