

18 Portland Street and 1-9 Niagara Street – Zoning Amendment Application – Preliminary Report

Date: January 31, 2022

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 10 - Spadina-Fort York

Planning Application Numbers: 21 232793 STE 10 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application for a 23-storey mixed-use building with commercial uses on the first 3 floors and 182 dwelling units above.

The application has been circulated to all appropriate City divisions and public agencies for comment. In consultation with the Ward Councillor, City Planning staff have scheduled a Community Consultation Meeting for the application on February 15, 2022.

RECOMMENDATIONS

The City Planning Division recommends that:

1. The City Planning Division recommends that this report be received for information.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

THE SITE

Description: The site is located at the southwest corner of Portland Street and Niagara Street and is generally rectangular in shape with an approximate area of 1,365 square metres. The site has a frontage of approximately 32.9 metres along Portland Street and 41.5 metres along Niagara Street. The site is generally flat and contains 6 trees within the public boulevard.

Existing Uses: 4-storey office building (1 Niagara Street), 1-storey retail building (9 Niagara Street) and a 1-storey vacant building (former Toronto Hydro Utility Building - 18 Portland Street).

Heritage Resources: None of the properties on the site are designated or listed on the City's Heritage Register and the site is outside of the King-Spadina Heritage Conservation District. However, the property at 18 Portland Street may have some cultural heritage value. Victoria Memorial Square Park located on the north side of Niagara Street is a listed heritage resource.

Official Plan Designation: Regeneration Areas

See Attachment 5 of this report for the Official Plan Land Use Map. The Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

The Downtown Plan (OPA 406): The site is designated Mixed Use Areas 2 - Intermediate in the Downtown Plan. Development in Mixed Use Areas 2 will include building typologies that respond to their site context, including low-rise, mid-rise and some tall buildings and the scale and massing of buildings will respect and reinforce the existing and planned context of the neighbourhood. Mixed Use Areas 2 provides for a diverse range of uses, including retail, service, office, institutional and residential. Further, the Complete Communities Policies of the Downtown Plan require that new buildings fit within their existing and planned context, conserve heritage attributes and improve the public realm. The Downtown Plan can be found here:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

King-Spadina Secondary Plan (1996): The site is situated within the West Precinct of the King-Spadina Secondary Plan found in Chapter 6.16 of the Official Plan. The King-Spadina Secondary Plan requires new development to reinforce the characteristics of the area through built form, heritage conservation and public realm improvements. The King Spadina Secondary plan can be found here:

<https://www.toronto.ca/wp-content/uploads/2017/11/97ec-cp-official-plan-SP-16-KingSpadina.pdf>

King-Spadina Secondary Plan (2020) - OPA 486

At its meeting on January 29, 2020, City Council adopted a Final Report and Official Plan Amendment 486 (OPA 486) outlining updates to the King-Spadina Secondary Plan. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE12.4>

King-Spadina is one of the fastest growing areas in the downtown and has a strong heritage character. Updates were made to the King-Spadina Secondary Plan to recognize this growth and the evolution of the area from predominantly non-residential uses to an area with a mix of uses. The updated plan recognizes 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 built form and heritage character of the area. The site is situated within the West Precinct and is designated Mixed Use Areas 2 - Intermediate in OPA 486.

OPA 486 has been appealed to the Ontario Land Tribunal (OLT) and is not yet in force.

Zoning: Commercial Residential Employment (CRE (x1)), with a height limit of 23.0 metres.

See Attachment 6 of this report for the existing Zoning By-law Map. The City's Zoning By-law 569-2013 can be found here:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>.

THE APPLICATION

Complete Application Submission Date: November 5, 2021

Description: A 23-storey (75.2 metres including mechanical penthouse) mixed-use building, with a setback at the seventh floor to create a 6-storey streetwall height along Portland Street and Niagara Street. The east façade and portions of the north and south facades of the former Toronto Hydro building at 18 Portland Street are proposed to be retained and integrated into the development.

Density: 13.95 times the area of the lot.

Dwelling Units: The proposed 182 dwelling units include 67 one-bedroom (37%), 97 two-bedroom (53%), and 18 three-bedroom (10%) units.

Access, Parking and Loading: Access to the 2-level underground garage, containing 54 parking spaces, is proposed from Portland Street at the southeast corner of the site.

The proposed 198 bicycle parking spaces are located on the mezzanine and at-grade levels and include 54 short-term and 144 long-term bicycle parking spaces.

An internalized Type G loading space located on the ground floor is proposed to be accessed at the southeast corner of the site, off Portland Street.

Additional Information

See Attachments 2, 3, 4 and 7 of this report for a three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/18PortlandSt.

Reason for the Application

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 to vary performance standards including: building height; building setbacks; loading space requirements; vehicular and bicycle parking space requirements. Additional amendments to the Zoning By-law may be identified as part of the application review.

Site Plan Control

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

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified to be resolved:

- Proposed total height of the building and base building in relation to the existing and planned built form context of the area including massing, transition and scale;
- The shadow and wind impacts on adjacent properties and the public realm including Victoria Memorial Square Park;
- The proposed front yard setback, streetwall height along Portland and Niagara Streets, step-back of the upper floors, and setback from the side and rear property lines;
- The appropriate provision of vehicular parking spaces and traffic;
- The appropriateness of direct site access from Portland Street;
- The unit mix and size;
- The location and layout of indoor and outdoor amenity space;
- The provision of affordable housing;
- Proposed partial retention and integration of the building at 18 Portland Street;
- The provision of parkland (on-site or cash-in-lieu);
- The quality of the public realm including the relationship of the ground floor and lower levels of the building to the street, the provision of unencumbered sidewalks, and the adequate provision of street furniture and bicycle parking;

- The general quality of site landscaping including the provision of large growing shade trees;
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes; and,
- The provision of in-kind benefits pursuant to Section 37 of the Planning Act, in the event the application proceeds to approval. The City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

Additional Issues

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

NEXT STEPS

City Planning staff will host a Community Consultation Meeting on February 15, 2022.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the *Planning Act*, at a Toronto and East York Community Council meeting, when a Final Report is prepared.

CONTACT

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SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA

Director, Community Planning, Toronto and East York District

ATTACHMENTS

Attachment 1: Location Map

Attachment 2: 3D Model of Proposal in Context - Looking

Attachment 3: 3D Model of Proposal in Context - Looking

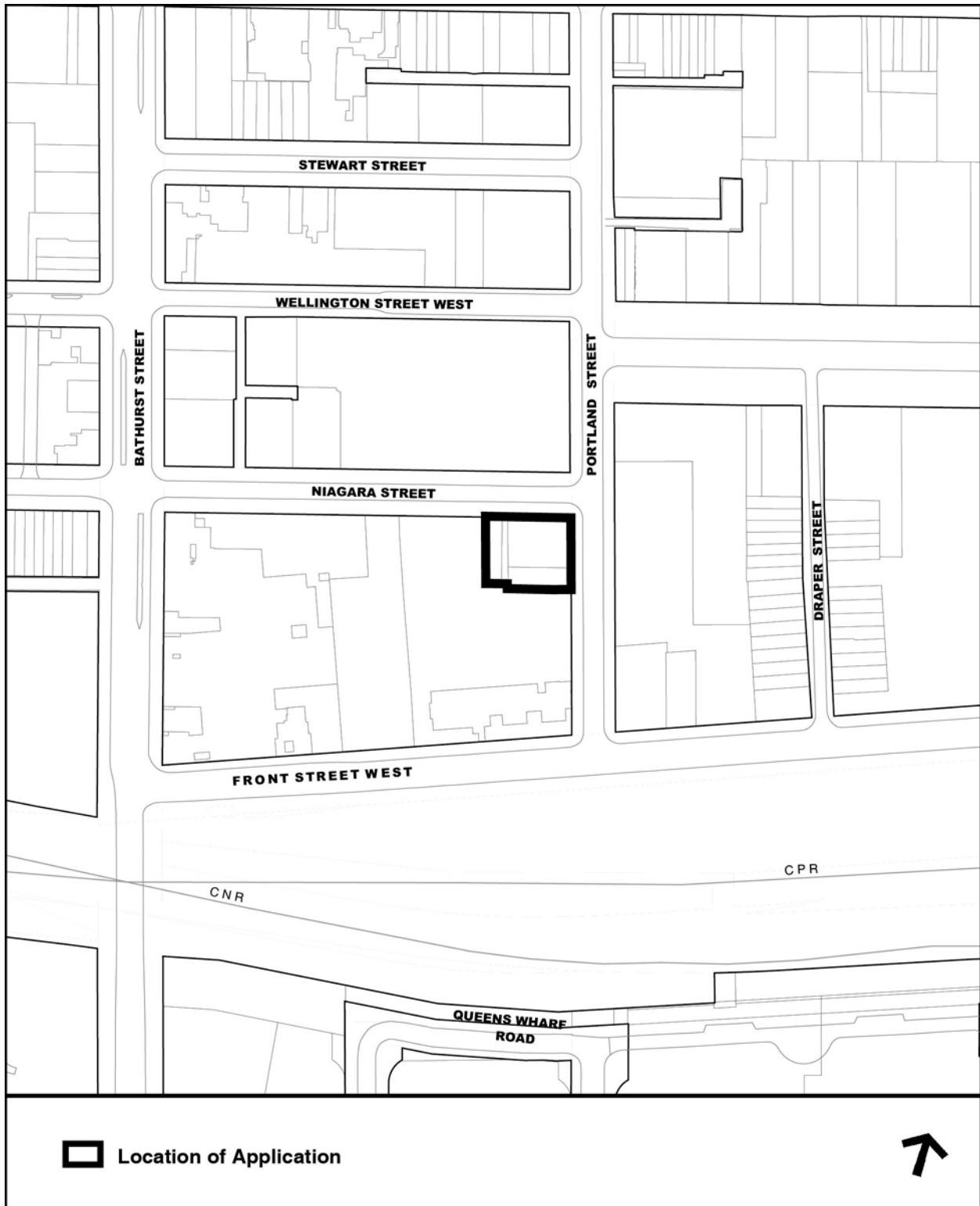
Attachment 4: Site Plan

Attachment 5: Official Plan Map

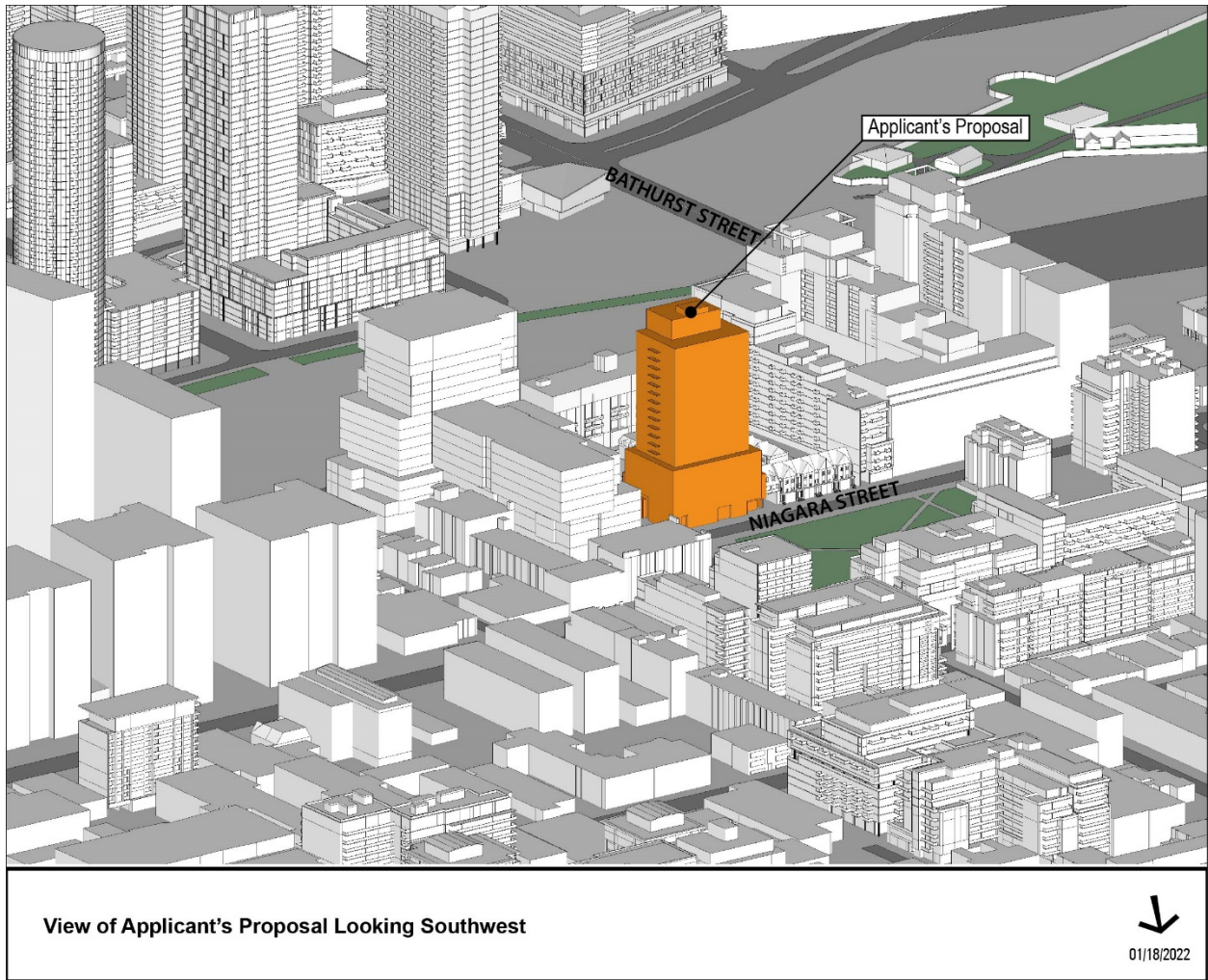
Attachment 6: Zoning By-law Map

Attachment 7: Application Data Sheet

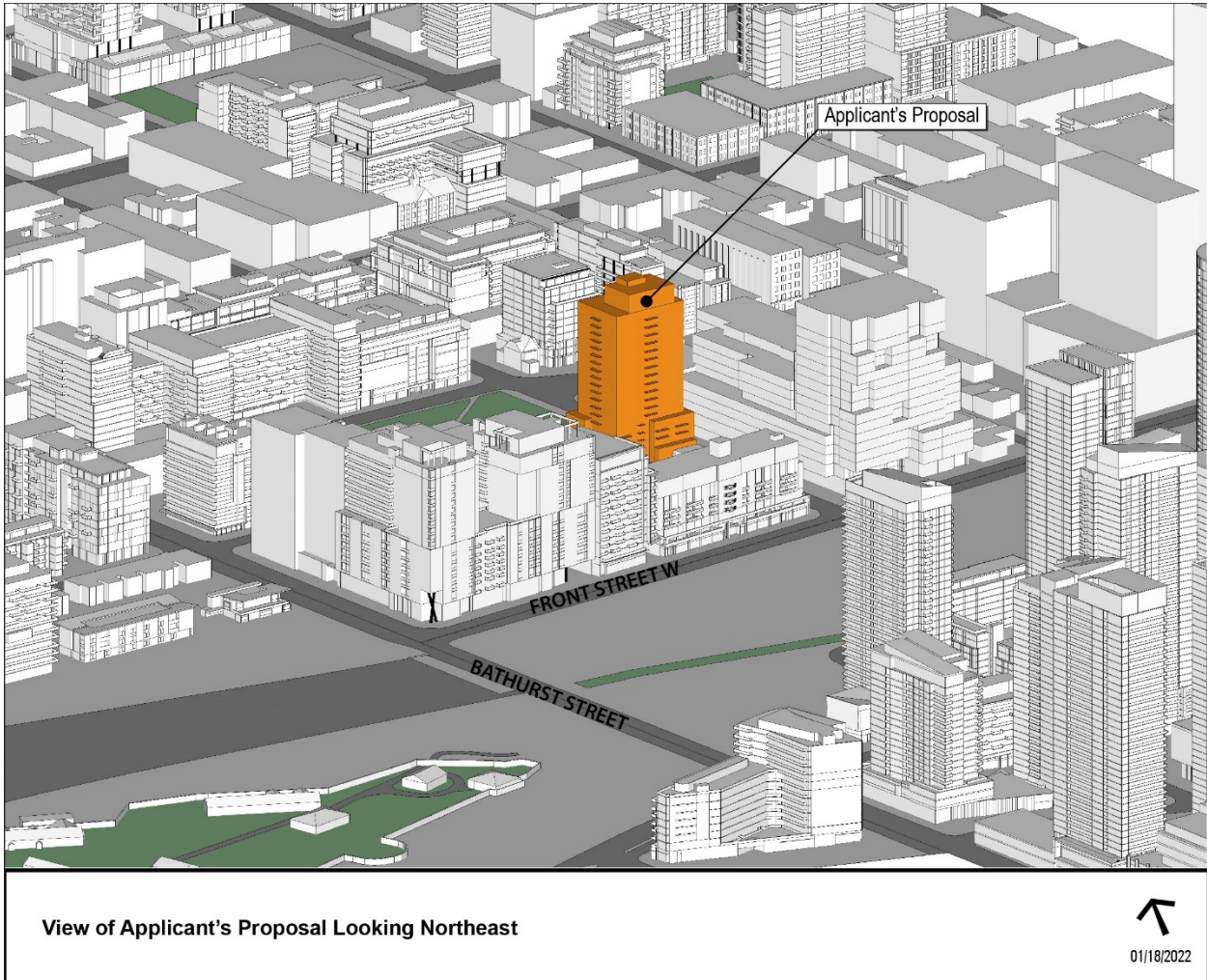
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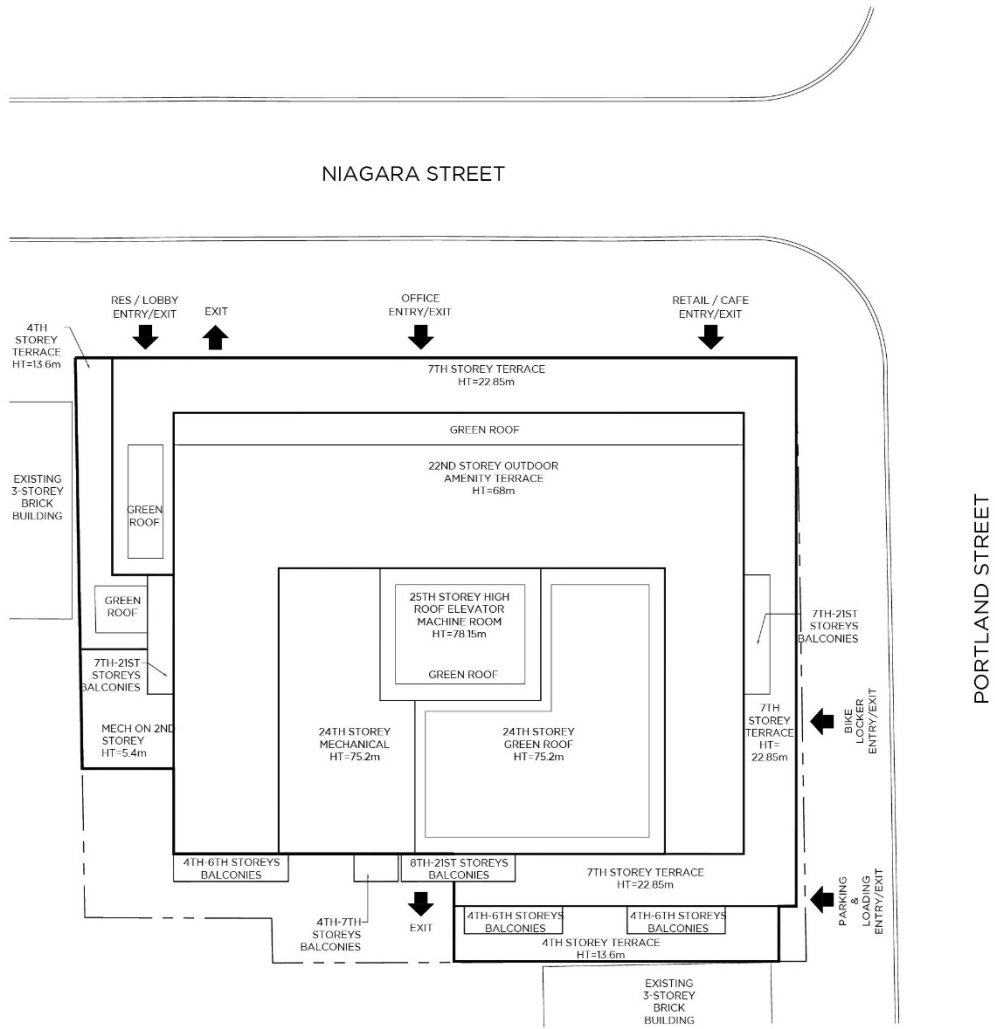
Attachment 2: 3D Model of Proposal in Context



Attachment 3: 3D Model of Proposal in Context



Attachment 4: Site Plan



Site Plan



Attachment 5: Official Plan Map



Official Plan Land Use Map #18

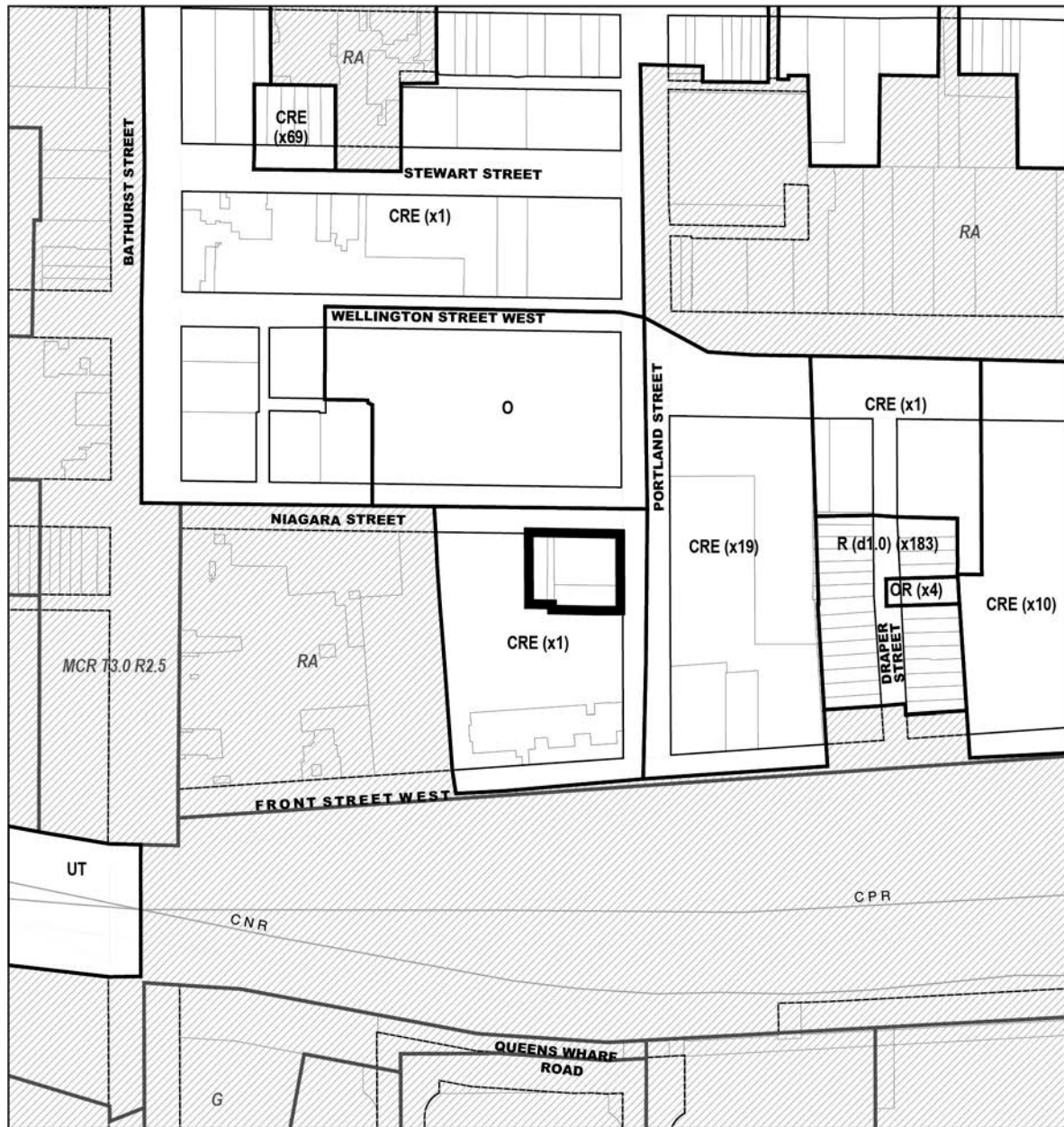
1 & 9 Niagara St & 18 Portland Street

File # 21 232793 STE 10 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Parks
-  Other Open Space Areas
-  Regeneration Areas
-  Utility Corridors


 Not to Scale
 Extracted: 11/08/2021

Attachment 6: Zoning By-law Map




Zoning By-law 569-2013

1 & 9 Niagara St & 18 Portland Street

File # 21 232793 STE 10 0Z

-  Location of Application
- R** Residential
- CRE** Commercial Residential Employment
- O** Open Space
- OR** Open Space Recreation
- UT** Utility and Transportation

-  See Former City of Toronto By-law No. 438-86
- R3** Residential District
- MCR** Mixed-Use District
- T** Industrial District
- G** Parks District


 Not to Scale
 Extracted: 11/08/2021

Attachment 7: Application Data Sheet

Municipal Address: 18 PORTLAND ST Date Received: November 1, 2021

Application Number: 21 232793 STE 10 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Application to amend the Zoning By-law Amendment to permit the development of the site with a 23-storey mixed-use building with a non-residential gross floor area of 2640 square metres, and a residential gross floor area of 14,459.90 square metres. A total of 182 residential dwelling units are proposed.

Applicant	Agent	Architect	Owner
MHBC Planning Limited	MHBC Planning Limited	Raw Design Inc	2779317 ONTARIO INC.

EXISTING PLANNING CONTROLS

Official Plan Designation: Regeneration Areas Site Specific Provision: King-Spadina

Zoning: CRE(x1) Heritage Designation:

Height Limit (m): 23 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,326 Frontage (m): 33 Depth (m): 42

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	940		859	859
Residential GFA (sq m):			14,460	14,460
Non-Residential GFA (sq m):	2,303		2,640	2,640
Total GFA (sq m):	2,303		17,100	17,100
Height - Storeys:	4		23	23
Height - Metres:			75	75

Lot Coverage Ratio (%): 64.77 Floor Space Index: 12.9

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	14,460	

Retail GFA: 99
 Office GFA: 2,541
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			182	182
Other:				
Total Units:			182	182

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			67	97	18
Total Units:			67	97	18

Parking and Loading

Parking Spaces: 54 Bicycle Parking Spaces: 198 Loading Docks: 1

CONTACT:

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