

## **101 - 105 Spadina Avenue and 363 Adelaide Street West – Zoning Amendment Application – Preliminary Report**

Date: March 28, 2022  
To: Toronto and East York Community Council  
From: Director, Community Planning, Toronto and East York District  
Ward: 10 - Spadina-Fort York

**Planning Application Number:** 21 249603 STE 10 OZ

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application for a 39-storey mixed-use building with commercial uses on the ground floor and 394 residential dwelling units above. A new 1,000 square metre City park is proposed on the northern portion of the site at the southeast corner of Spadina Avenue and Adelaide Street West with a public parking garage beneath. A total of 70 of the 149 parking spaces proposed are to be owned and operated by the Toronto Parking Authority (TPA).

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 April 4, 2022.

### **RECOMMENDATIONS**

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

### **FINANCIAL IMPACT**

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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.

### **DECISION HISTORY**

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On December 16, 2020, Toronto City Council authorized the City to enter into a transaction between CreateTO and the Applicant (DevGreat Inc.) to transfer various portions of three individual properties at 101 and 105 Spadina Avenue and 363 Adelaide Street West to create a City-owned stratified park measuring approximately

1,000 square metres with a public parking garage underneath on the northern portion of the site and a private development parcel on the southern portion of the site to be redeveloped with the proposed mixed-use development. The Council decision can be viewed at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.GL19.11>

## THE SITE

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**Description:** The site is located on the east side of Spadina Avenue, south of Adelaide Street West and the north side of Oxley Street. The site is generally square with 45.7 metres of frontage on Spadina Avenue, 44.9 metres on Adelaide Street West and 50.7 metres on Oxley Street. The total area of the site is approximately 2,179 square metres. The site is generally flat and contains 4 trees within the public boulevard.

**Existing Uses:** a two-storey commercial building (101 Spadina Avenue), a 14-space surface parking facility accessed from Adelaide Street West (105 Spadina) and a 22-space surface parking facility accessed from both Adelaide Street West and Oxley Street.

**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 western portion of the site is designated Mixed Use Areas 3 - Main Street and the eastern portion is designated Mixed Use Areas 1 - Growth in the Downtown Plan. Development in Mixed Use Areas 3 is intended to be of a mid-rise form with some tall buildings permitted where contextually appropriate. Development in Mixed Use Areas 1 will include a diverse range of building typologies, including tall buildings, with height, scale and massing dependent on the site characteristics and supportive of intensification suitable for a downtown growth area. Mixed Use Areas 1 is also where the greatest proportion of non-residential uses are located. 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. Downtown neighbourhoods are to provide access to a complete range of amenities, service and infrastructure and will be inclusive and affordable. 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 East 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 East Precinct and the western portion of the site is designated Mixed Use Areas 3 - Main Street and the eastern portion is designated Mixed Use Areas 1 - Growth 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), with a height limit of 39 metres on the western half of the site and 30.0 metres on the eastern half of the site.

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**

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**Complete Application Submission Date:** December 31, 2021.

**Description:** A 39-storey (134.4 metres including mechanical penthouse) mixed-use building with a stepback above the 14th floor creating a 14-storey streetwall height. A second stepback is proposed above the 20th floor along the Spadina Avenue frontage, resulting in a total stepback of just over 6 metres above the streetwall height. The ground and second floor of the north façade are setback 3.39 metres from the edge of the proposed City park. A mid-block connection along the eastern edge of the site provides a pedestrian connection between Oxley Street and Adelaide Street West.

**Density:** 12.87 times the area of the lot.

**Dwelling Units:** The proposed 394 dwelling units include 236 one-bedroom (60%), 119 two-bedroom (30%), and 39 three-bedroom (10%) units.

**Access, Parking and Loading:** A 4-level underground garage, containing a total of 149 parking spaces will be located beneath the development portion of the site as well as the new City park. The 70 parking spaces to be owned and operated by the TPA will be located beneath the park. Vehicular access is proposed from Oxley Street. The TPA pedestrian access and lobby is also proposed from Oxley Street.

The proposed 395 bicycle parking spaces are located within the basement level of the proposed building and the P1 level of the parking garage and include 40 short-term and 355 long-term bicycle parking spaces.

An internalized Type G loading space is located on the ground floor accessed from Oxley 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/101SpadinaAve](http://www.Toronto.ca/101SpadinaAve)

### **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; vehicular parking space and residential amenity 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 (File No. 21-249606 STE 10 SA) was submitted together with the application to Amend the Zoning By-law and the two applications are being reviewed concurrently.

## **COMMENTS**

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### **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 the west sidewalk of Spadina Avenue and the proposed City park;
- The proposed setback from Spadina Avenue and Oxley Street as well as the proposed City park;
- The proposed streetwall height along Spadina Avenue and Oxley Street and the stepbacks of the upper floors;
- The unit mix and size;
- The location and layout of indoor and outdoor amenity space;
- The provision of affordable housing;
- 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 appropriate provision of vehicular parking spaces;
- Transportation impacts;
- 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**

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City Planning staff have scheduled a Community Consultation Meeting on April 4, 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.

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

## **CONTACT**

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## **SIGNATURE**

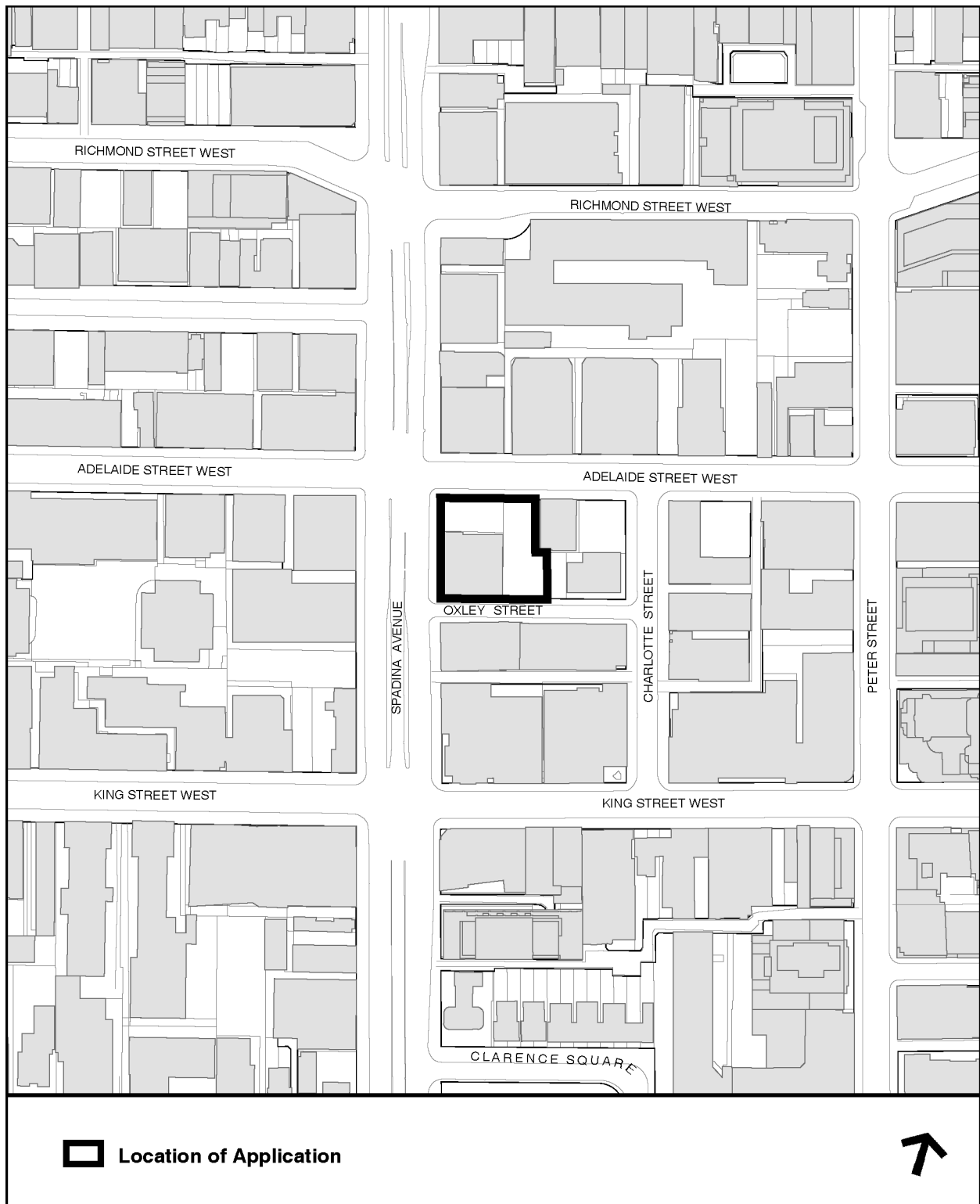
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Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA  
Director Community Planning, Toronto and East York District

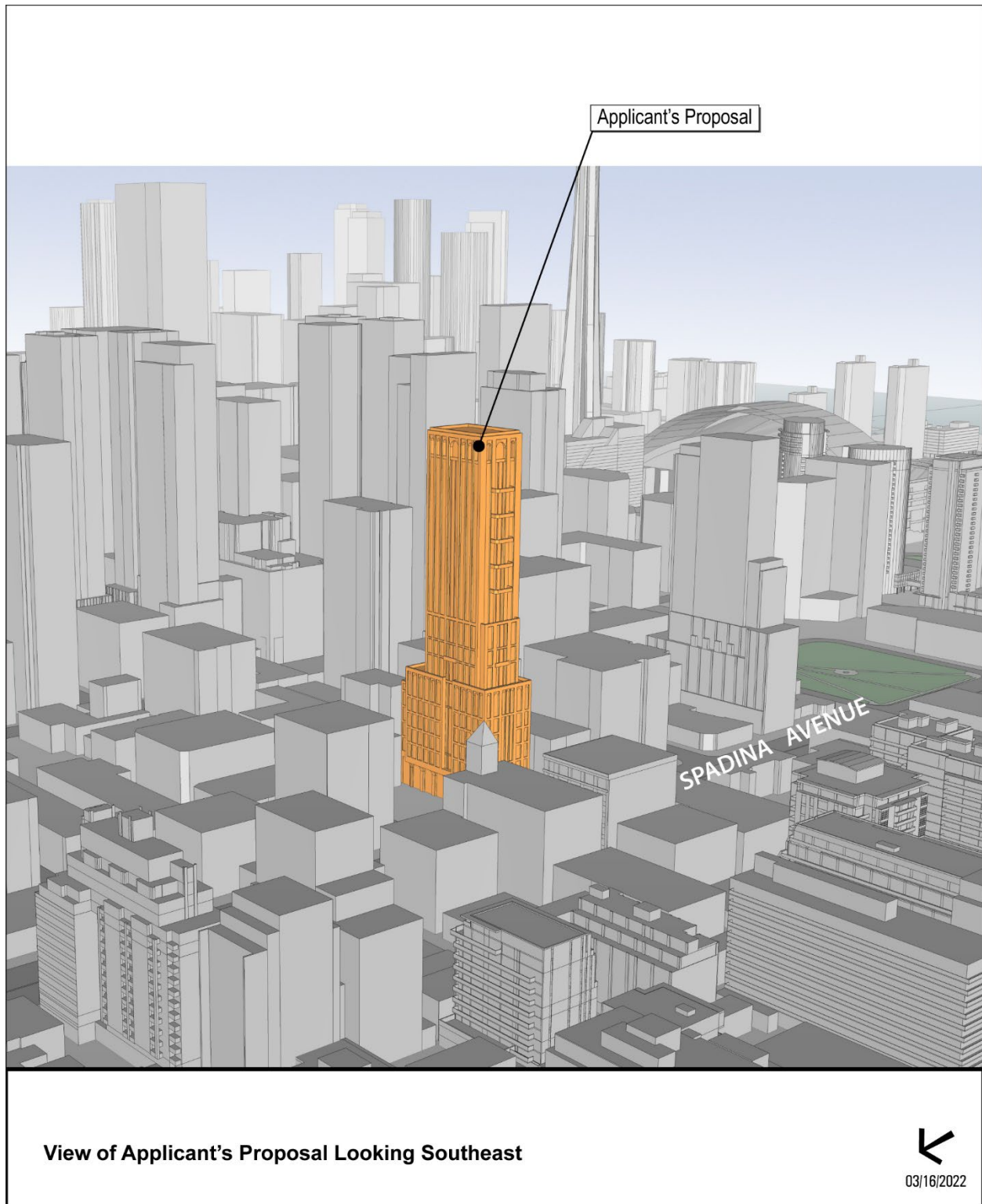
## **ATTACHMENTS**

Attachment 1: Location Map  
Attachment 2: 3D Model of Proposal in Context - Looking Southeast  
Attachment 3: 3D Model of Proposal in Context - Looking Northwest  
Attachment 4: Site Plan  
Attachment 5: Official Plan Map  
Attachment 6: Zoning By-law Map  
Attachment 7: Application Data Sheet

## Attachment 1: Location Map

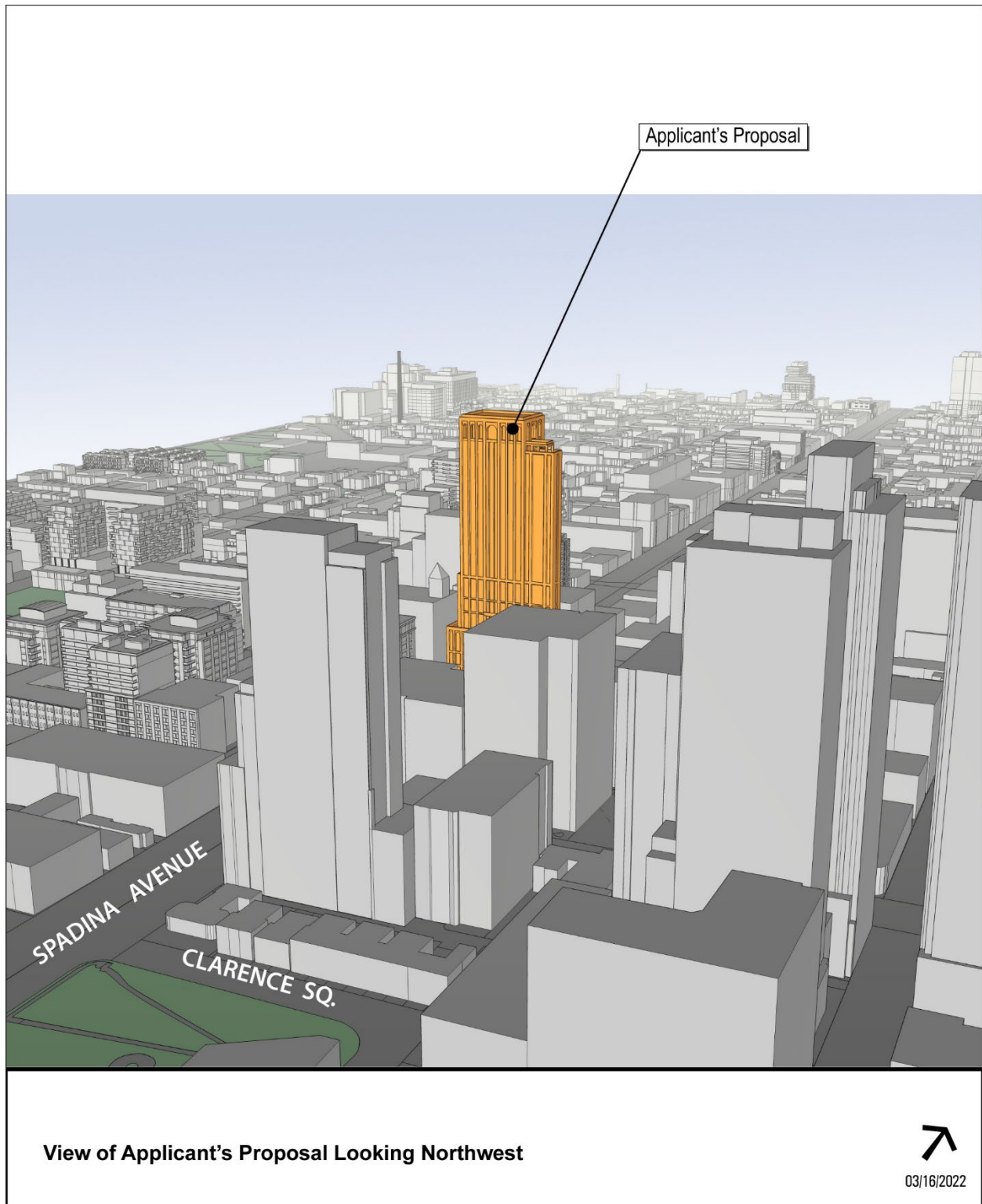


## Attachment 2: 3D Model of Proposal in Context - Looking Southeast

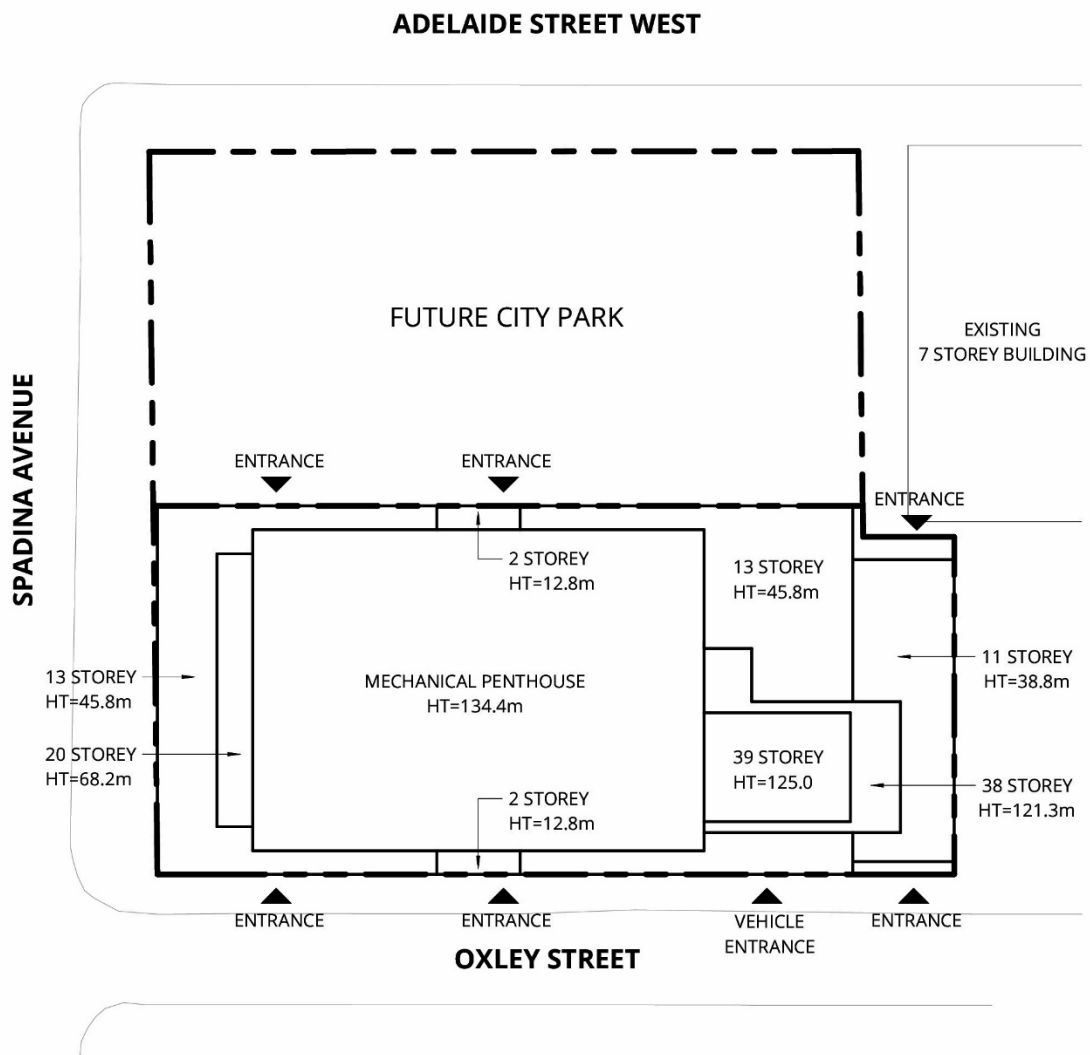




### Attachment 3: 3D Model of Proposal in Context - Looking Northwest



## Attachment 4: Site Plan



Site Plan



## Attachment 5: Official Plan Map



101 - 105 Spadina Ave & 363 Adelaide Street West

Official Plan Land Use Map #18

File # 21 249603 STE 10 0Z



Location of Application

Mixed Use Areas

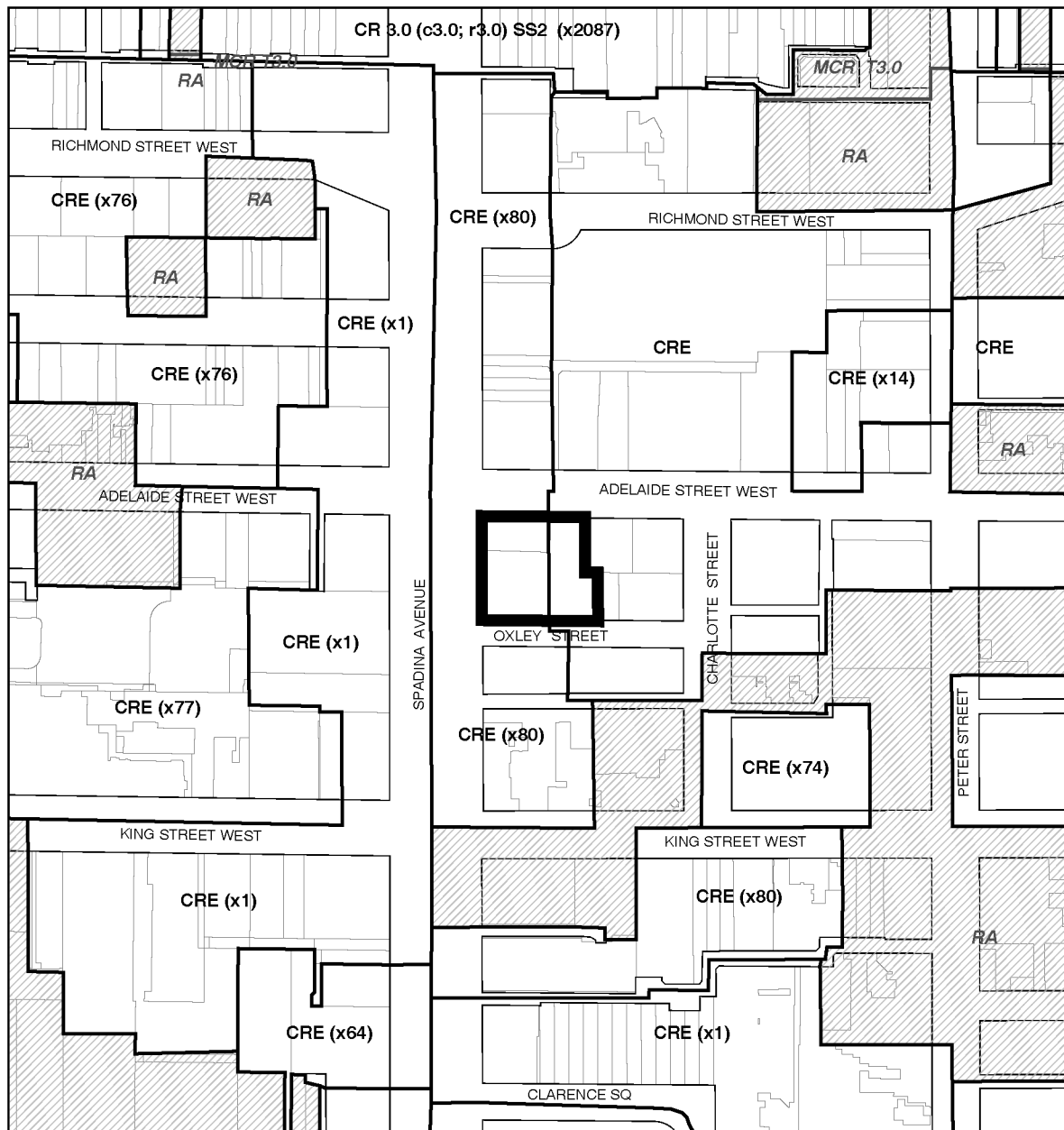
Parks

Regeneration Areas



Not to Scale  
Extracted: 12/20/2021

## Attachment 6: Zoning By-law Map



101 - 105 Spadina Ave & 363 Adelaide Street West

Zoning By-law 569-2013

File # 21 249603 STE 10 0Z



Location of Application

CR  
CRE  
OR

Commercial Residential  
Commercial Residential Employment  
Open Space Recreation



See Former City of Toronto By-law No. 438-86  
RA Mixed-Use District



Not to Scale  
Extracted: 12/20/2021

## Attachment 7: Application Data Sheet

### APPLICATION DATA SHEET

Municipal Address: 101 - 105 Spadina Avenue and 363 Adelaide Street West      Date Received: December 17, 2021

Application Number: 21 249603 STE 10 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By-law Amendment Application to permit the redevelopment of the site with a 39-storey (134.4 metre tall) mixed-use building with a non-residential gross floor area of 204.5 square metres and a residential gross floor area of 27,846.5 square metres. A total of 394 residential units are proposed. A new City park is proposed on the northern portion of the site with a public parking garage beneath.

Applicant	Agent	Architect	Owner
Urban Strategies Inc.	Urban Strategies Inc.	Audax Architecture Inc.	DevGreat Inc. and City of Toronto

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	King-Spadina
Zoning:	CRE	Heritage Designation:	
Height Limit (m):	39, 30	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m):	2,179	Frontage (m):	23	Depth (m):	51
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	884		747	747
Residential GFA (sq m):			27,847	27,847
Non-Residential GFA (sq m):	1,679		205	205
Total GFA (sq m):	1,679		28,051	28,051
Height - Storeys:	2		39	39
Height - Metres:			126	126

Lot Coverage Ratio (%) 34.27 Floor Space Index: 12.87

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	27,628	218
Retail GFA:	205	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			394	394
Other:				
Total Units:			394	394

#### Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			236	119	39
Total Units:			236	119	39

#### Parking and Loading

Parking Spaces:	149	Bicycle Parking Spaces:	395	Loading Docks:	1
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#### CONTACT:

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