

254 - 260 Adelaide Street West – Zoning Amendment Application – Preliminary Report

Date: March 24, 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 249716 STE 10 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application for a 60-storey mixed-use building with commercial uses, a community centre and a paramedic post within the first 2 floors and 848 residential dwelling units above. A total of 30 percent of the dwelling units are proposed to be provided as affordable rental.

The application has been circulated to all appropriate City divisions and public agencies for comment. A Community Consultation Meeting for the application was held on March 7, 2022.

RECOMMENDATIONS

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.

DECISION HISTORY

At its meeting of August 25, 2014, City Council endorsed a draft Public Realm Strategy for the King-Spadina East Precinct, and requested the General Manager, Parks Forestry & Recreation, to identify potential new parkland and proceed with parkland acquisition in the East Precinct of King-Spadina on a priority basis.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.92>

At its meeting of June 13, 2016, Government Management Committee considered options for the acquisition of land for parkland purposes in King-Spadina, and directed Real Estate Services staff to report directly to City Council. At its meeting on July 12, 2016, City Council received a supplementary report with confidential attachment and directed staff to undertake an appraisal to determine the current market value of the property at 229 Richmond

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.GM13.36>

At its meeting on September 6, 2016, Government Management Committee considered a report with confidential attachment with an appraisal of the property at 229 Richmond, and referred the item to staff for a report on funding options and strategies in the context of parks and public realm planning underway in the downtown, to the Government Management Committee in the first quarter of 2017.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.GM14.14>

At its meeting on March 7, 2019, City Council approved the 2019 Operating and Capital Budgets. In its 2019 Operating Budget & 2019-2028 Capital Budget and Plan, Toronto Fire Services provided an update on building condition audits conducted for all Toronto Fire Services 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.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX2.5>

At its meeting on October 29, 2019, City Council declared 260 Adelaide surplus and authorized the purchase of 229 Richmond. City Council directed CreateTO, along with Corporate Real Estate Management and City Planning, to report back in 2020 on a Precinct Plan for the combined sites (260 Adelaide Street West and 229 Richmond Street West) and adjacent properties as appropriate along with a business plan to activate these sites with City uses such as affordable housing, parks, public parking managed by Toronto Parking Authority, childcare, and any other uses as may be suitable. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX9.6>

At its meeting on October 1 2021, City Council authorized the City to enter into a joint development agreement and any related agreement with the owner of 254 Adelaide Street West to rezone and sell the sites at 254 Adelaide Street West and 260 Adelaide Street West.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EX26.2>

THE SITE

Description: The site is located midblock between John Street on the west and Duncan Street on the east and has frontage on both Adelaide Street West and Nelson Street. The site is L-shaped with 55.98 metres of frontage on Nelson Street, 45.8 metres on Adelaide Street West and a depth of 54 metres. The total area of the site is approximately 2,750 square metres. The site is generally flat and there are no trees within the public boulevard.

Existing Uses: 3-storey Fire Station (Fire Station 332) to be re-located to Metro Hall as part of this development proposal.

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 1 - Growth in the Downtown Plan. 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.TE.12.4>

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 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 30.0 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: January 6, 2022.

Description: A 60-storey (199.3 metres including mechanical penthouse) mixed-use building with two levels of commercial uses fronting both Adelaide Street West and Nelson Street and a paramedic post and community centre fronting Nelson Street. A mid-block connection through the site provides a pedestrian connection between Adelaide Street West and Nelson Street and widens into a Publicly Accessible Open Space (POPS) at the southwest corner. The portion of the building fronting Nelson Street has an 8-storey streetwall height with a 3 metre tower setback above. Along Adelaide Street West, the building is setback from the front property line and the majority of the tower comes straight down to the ground, with a small portion cantilevering out into the setback area toward the property line.

Up to 30 percent of the proposed 848 dwelling units are proposed as affordable rental units offered at 80 percent of the average market rent for a period of 99 years. The sale of the remainder of the units are to pay a portion of the City's acquisition costs of a new City park at 229 Richmond Street West and cover the cost of moving the existing fire hall to Metro Hall as well as establishing a new community centre and paramedic post on the site.

Density: 19.75 times the area of the lot.

Dwelling Units: The proposed 848 dwelling units include 52 Bachelor (0.6%), 582 one-bedroom (69%), 127 two-bedroom (15%), and 87 three-bedroom (10%) units.

Access, Parking and Loading: Access to the 2-level underground garage, containing 97 parking spaces, is proposed from a public lane with access onto Nelson Street at the northeast corner of the site.

The paramedic post is proposed to have two ambulance bays with direct access onto Nelson Street.

The proposed 945 bicycle parking spaces are located on the mezzanine and at-grade levels and include 182 short-term and 763 long-term bicycle parking spaces.

Internalized Type G and Type C loading spaces are located on the ground floor and are also proposed to be accessed from the public lane at the northeast corner of the site.

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/254AdelaideStW

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 parking 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 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 the proposed City park at 229 Richmond Street West and the north sidewalk of Queen Street West within the Queen Street West Heritage Conservation District;
- The proposed front yard setback, streetwall heights along Adelaide Street West and Nelson Street, cantilever, stepback of the upper floors, and setbacks from the side property lines;

- The unit mix and size;
- The provision of affordable housing;
- The proposed size and location of the community centre;
- The proposed size and location of the paramedic post including ambulance parking and access;
- The location and layout of indoor and outdoor amenity space;
- 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 appropriate provision of vehicular parking spaces;
- Traffic 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

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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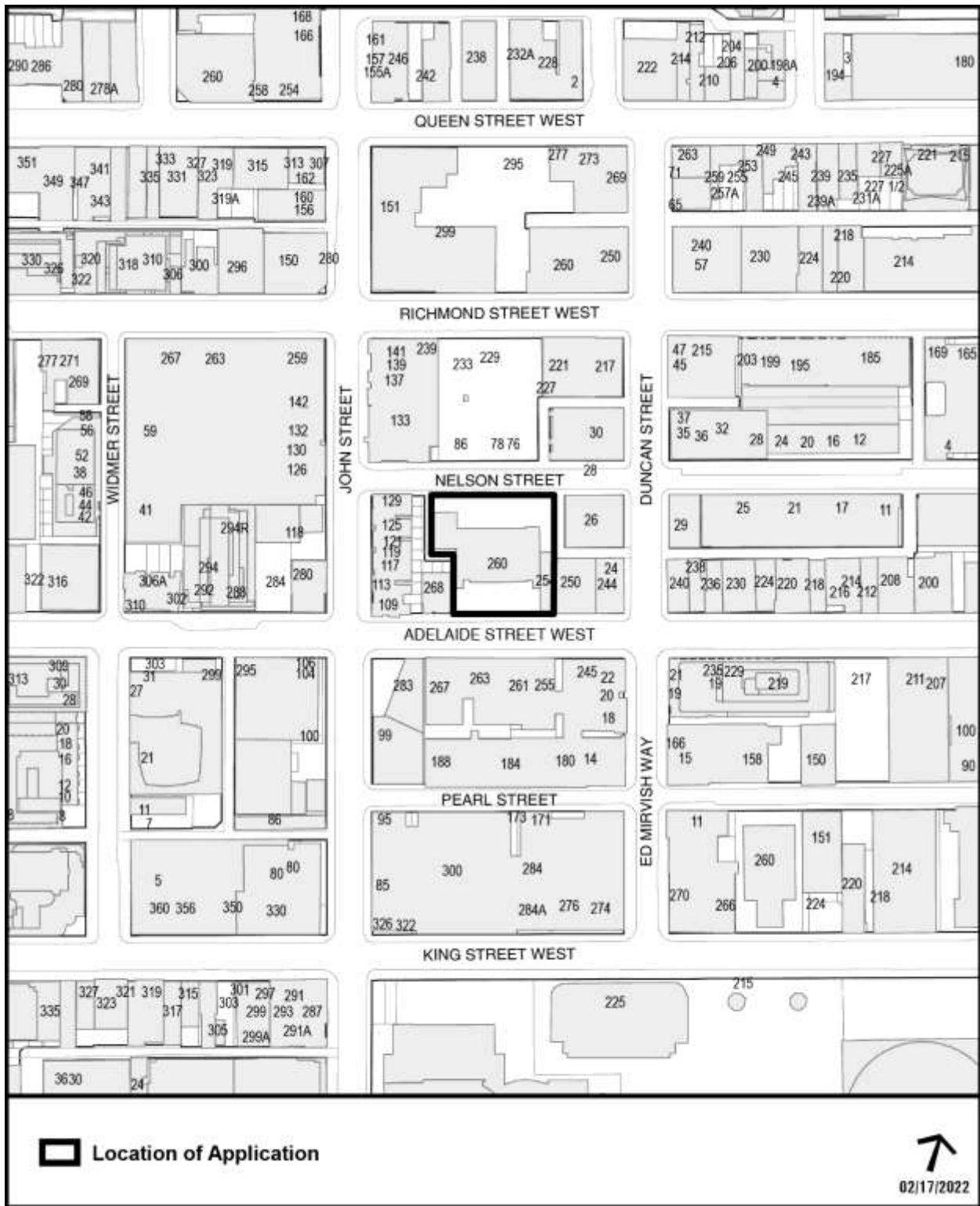
SIGNATURE

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

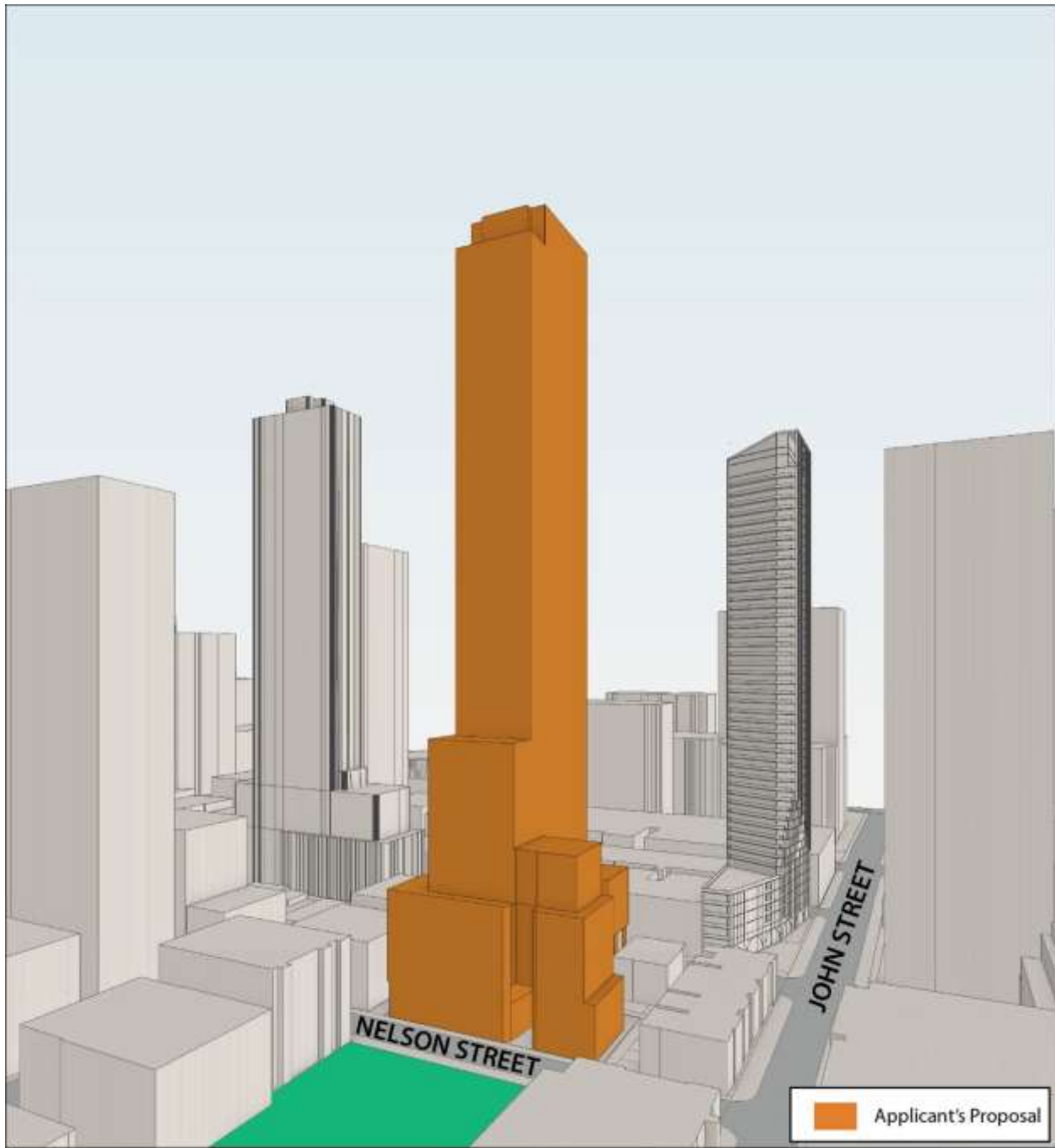
ATTACHMENTS

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

Attachment 1: Location Map



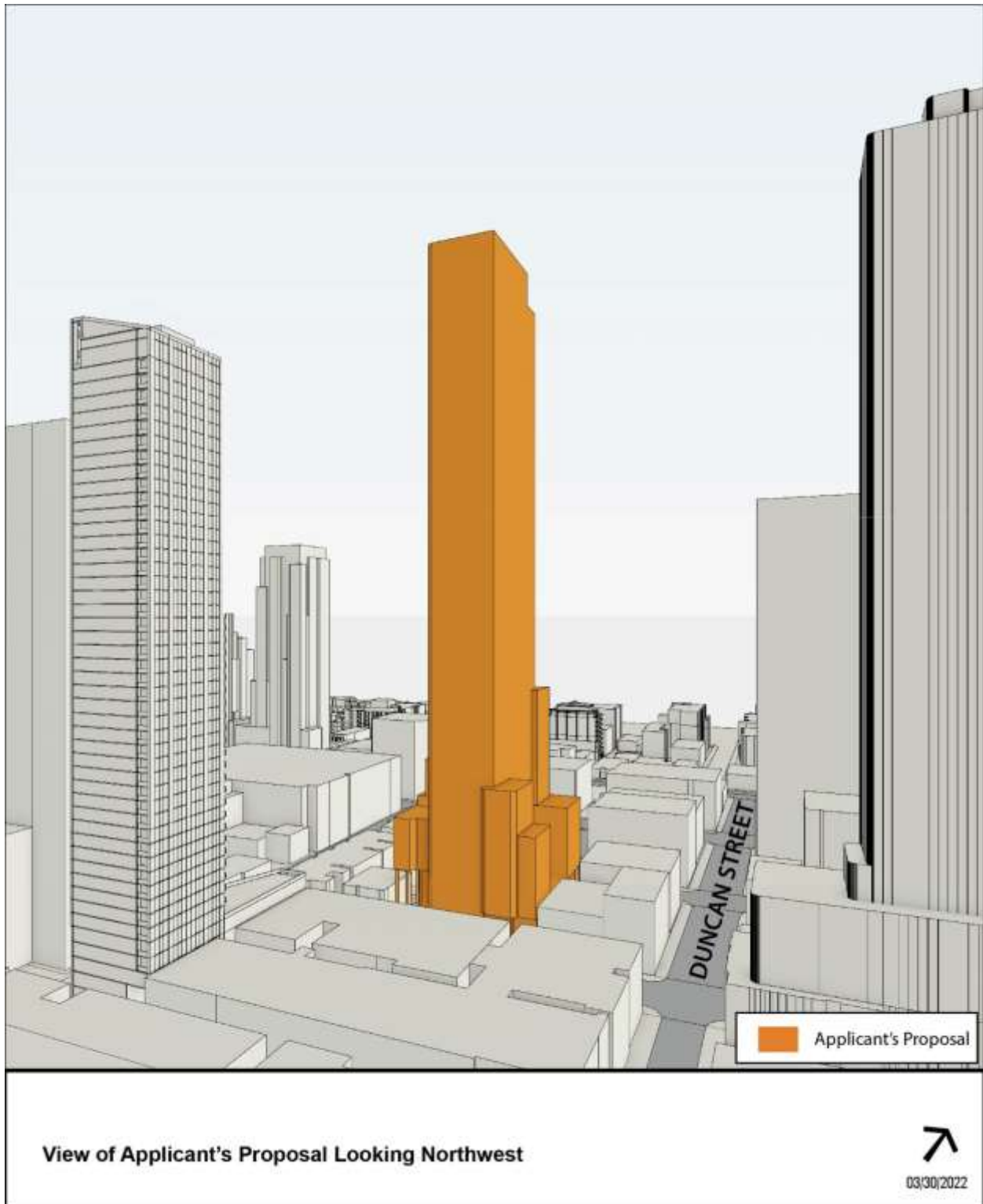
Attachment 2: 3D Model of Proposal in Context - Looking Southeast



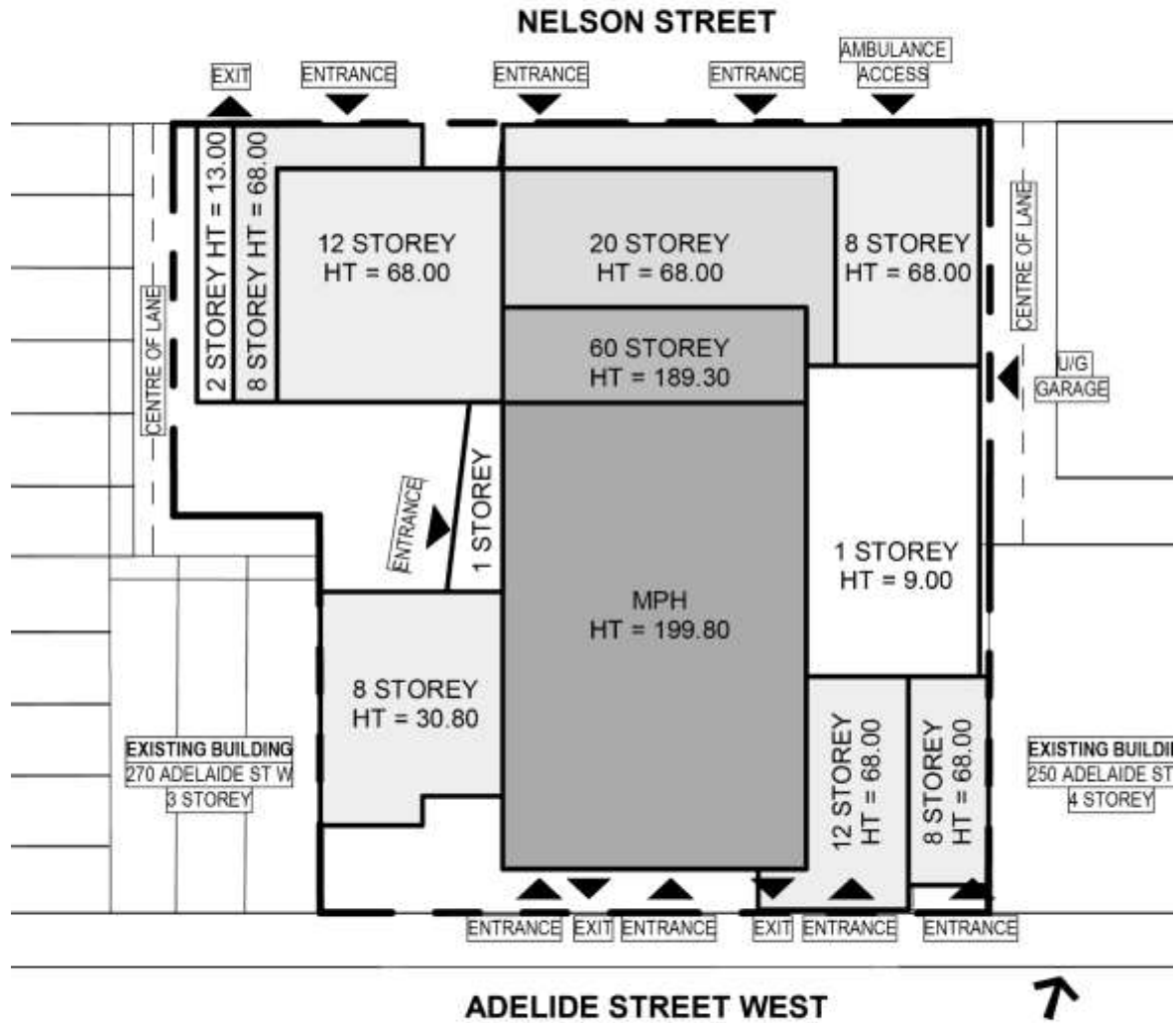
View of Applicant's Proposal Looking Southeast

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03/30/2022

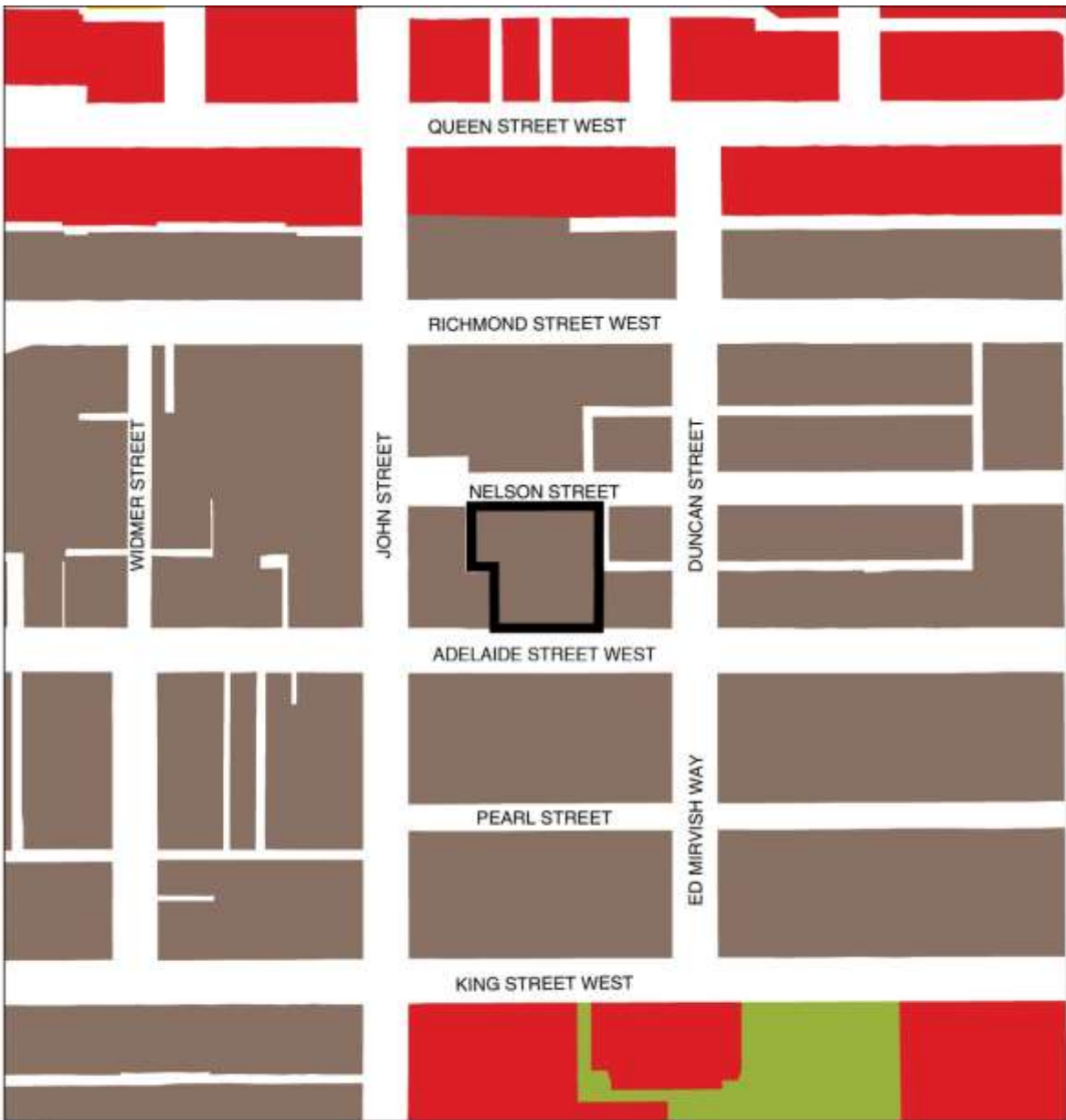
Attachment 3 - 3D Model of Proposal in Context - Looking Northwest



Attachment 4: Site Plan



Attachment 5: Official Plan Map



Official Plan Land Use Map 18

254-260 Adelaide Street West

File # 21 249716 STE 10 02

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Parks
-  Regeneration Areas


 Not to Scale
 Extracted: 12/20/2021

Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

254-260 Adelaide Street West

File # 21 249716 STE 10 OZ

- | | |
|--|--|
| Location of Application | See Former City of Toronto By-law No. 438-86 |
| R Residential | CR Mixed-Use District |
| CR Commercial Residential | MCR Mixed-Use District |
| CRE Commercial Residential Employment | RA Mixed-Use District |
| OR Open Space Recreation | I1 Industrial District |

Not to Scale
Extracted: 02/17/2022

Attachment 7: Application Data Sheet
APPLICATION DATA SHEET

Municipal Address: 254-260 Adelaide Street West Date Received: December 17, 2021

Application Number: 21 249716 STE 10 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning by-law amendment application to facilitate the redevelopment of the site with a 60-storey (193.3 metre tall) mixed-use building with a non-residential gross floor area of 1910.14 square metres and a residential gross floor area of 52,406.22 square metres. A total of 848 rental dwelling units are proposed along with a community centre, paramedic post and a mid-block connection.

Applicant	Agent	Architect	Owner
Centre Court Developments	Bousfields Inc.	Sweeny and Co Architects	254 Adelaide Investments Ltd. and City of Toronto

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:
Zoning:	RA	Heritage Designation:
Height Limit (m):	30	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 2,750 Frontage (m): 40 Depth (m): 54

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,335		2,099	2,099
Residential GFA (sq m):			52,406	52,406
Non-Residential GFA (sq m):	2,784		1,910	1,910
Total GFA (sq m):	2,784		54,316	54,316
Height - Storeys:	3		60	60
Height - Metres:	12		189	189

Lot Coverage Ratio (%): 76.31 Floor Space Index: 19.75

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	52,122	284
Retail GFA:	748	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	1,162	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			848	848
Freehold:				
Condominium:				
Other:				
Total Units:			848	848

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		52	582	127	87
Total Units:		52	582	127	87

Parking and Loading

Parking Spaces:	97	Bicycle Parking Spaces:	945	Loading Docks:	2
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CONTACT:

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