

550 Adelaide Street East – 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: 13 - Toronto Centre

Planning Application Number: 21 240866 STE 13 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 550 Adelaide Street East for a 29-storey mixed-use development consisting of an automotive dealership located at grade, and residential units within the tower above.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 550 Adelaide Street East together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

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 northeast corner of Berkeley Street and Adelaide Street East, with an irregular shaped lot that stretches east to Parliament Street. It has a frontage of 90 metres along Adelaide Street East and 40 metres along Berkeley Street. The site abuts a privately owned lane that runs east-west along the northerly property line. The existing buildings on site are proposed be demolished.

Existing Uses: A 2-storey Volkswagen dealership and service facility with a Gross Floor Area of 1,362 square metres. A portion of the automotive service use is located underground.

Heritage: The subject property is located just outside the St. Lawrence Heritage Conservation District, and adjacent to 95 Berkeley Street which is a property designated under Part IV of the Ontario Heritage Act. There are no cultural heritage resources located on the subject property.

Official Plan Designation: The site is located on lands shown as Downtown and Central Waterfront on Map 2 of the Official Plan. The site is designated as Regeneration Areas on Map 18 of the Official Plan. Regeneration Areas are to provide for a broad mix of commercial, residential, light industrial, parks and open space, institutional, live/work and utility uses in an urban form.

Toronto Official Plan policies can be found here:

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

Downtown Secondary Plan: Official Plan Amendment 406 ("OPA 406" or the "Downtown Plan") identifies the subject property as having two Mixed Use Area designations as depicted on Map 41-3 - Mixed Use Areas. The portion of the property with frontage along Berkeley Street is identified as Mixed Use Area 4. Sites within Mixed Use Area 4 are generally anticipated to accommodate low to mid-rise forms of development that are compatible with the local context. The balance of the site is identified as Mixed Use Area 2. Development within Mixed Use Areas 2 will include building typologies that respond to their site context including mid-rise and some tall buildings. The scale and massing of buildings will be compatible with the existing and planned context of the neighbourhood, including the prevailing heights, massing, scale, density and building type.

The Downtown Secondary Plan can be found here:

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

King-Parliament Secondary Plan: The subject property is within the boundary of the King-Parliament Secondary Plan. The main objective of the Secondary Plan is to encourage reinvestment in the area for a mixture of uses that reinforces the historic built

form and public realm, while ensuring growth is mutually compatible and complementary to the existing built form character and scale of the area.

The subject property is designated Regeneration Area 'A' (Jarvis Parliament) on Map 15-1 - Land Use Plan. Regeneration Area 'A' lands are 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 King-Parliament Secondary Plan can be found here: <https://www.toronto.ca/wp-content/uploads/2017/11/9063-cp-official-plan-SP-15-KingParliament.pdf>

King-Parliament Secondary Plan Review: On May 22, 2018, City Council directed staff to undertake a review of the King-Parliament Secondary Plan and the area north of Queen Street East between Jarvis Street and River Street. The review focuses on three themes being built form, public realm and heritage. On October 29, 2019, City Council directed staff to apply the policies of the proposed King-Parliament Plan on current development applications. On May 5, 2021, City Council approved the updated King-Parliament Secondary Plan and supplementary Zoning By-laws. The updated policies and implementing zoning by-laws are the subject of an Ontario Land Tribunal (OLT) appeal.

Within the new Secondary Plan, the subject property is located within the Old Town Policy Area as identified on Map 15-2 - Policy Areas. Development in the Old Town Policy Area is to be context-specific, and be responsive to the form and scale of surrounding buildings, and will support a balance of residential, commercial and institutional uses.

The King-Parliament Secondary Plan Review can be found here: <https://www.toronto.ca/legdocs/bylaws/2021/law0398.pdf>

Zoning: Under the City's harmonized Zoning By-law 569-2013, the site is zoned Commercial Residential Employment CRE (x57) under By-law 569-2013, with a permitted height of up to 23 metres. This zone permits a wide range of residential, commercial, industrial, recreational and institutional uses.

As part of the recent King-Parliament Secondary Plan Review, By-law 393-2021 rezoned the site to Commercial Residential CR SS1 (x339). The permitted height is 12 metres along the Berkeley Street frontage, and 72 metres for the rest of the site. By-law 393-2021 is currently under appeal.

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: December 17, 2021

Description: The application proposes a 29-storey (91.75 metres plus a 6.5-metre mechanical penthouse) mixed use building including a 4-storey base building.

Density/Floor Space Index: The application proposes a Floor Space Index of 9.87 times the area of the lot.

Dwelling Units and Amenity Space: The application proposes 240 dwelling units, 514 square metres (2.14 square meters per unit) of indoor amenity space and 480 square metres (2 square metres per unit) of outdoor amenity space.

Commercial Uses: The application proposes 1,011 square metres of commercial use in the form of an automotive dealership and accessory office uses.

Access, Parking, and Loading: The proposal includes 100 parking spaces including 36 spaces for visitor use in a three-level underground parking garage. Vehicle and loading access would be provided from an access point on Berkeley Street, which maintains the existing access condition of the current dealership use. One type-G loading space is proposed.

Additional Information: See Attachments 2, 3, and 8 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: [Toronto.ca/550AdelaideStE](https://toronto.ca/550AdelaideStE)

Reason for the Applications: The Zoning By-law Amendment application proposes to amend City-wide Zoning By-law 569-2013 to vary performance standards including: building height, building setbacks, and floor space index 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 at the time of preparing this report.

COMMENTS

ISSUES TO BE RESOLVED

The applications have been circulated to applicable City divisions and public agencies for comment. Staff will review the applications to determine their consistency with the Provincial Policy Statement, conformity with the provincial Growth Plan, and conformity to the Toronto Official Plan.

City Council has declared a Climate Emergency and set goals to achieve net zero greenhouse gas emissions by 2040 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:

- The proposed height of the tower and base building in relation to the existing and planned built form context of the area including massing, transition and scale;
- The potential impacts associated with the proposed massing, including but not limited to wind and shadowing of adjacent developments and public realm elements;
- The proposed setback of the base building from the adjacent property to the north;
- The relationship between the proposed development and the Ontario Line;
- Identifying opportunities to provide affordable housing units in the development;
- The appropriateness of the amount of non-residential floor space proposed;
- The location and amount of proposed indoor and outdoor amenity space;
- The provision of high quality building materials and on-site landscaping;
- Determination of infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The appropriateness of the proposed tree removal, preservation, and replanting plans;
- The applicant will be encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard; and
- In the event the applicant provides in-kind benefits pursuant to Section 37 of the *Planning Act*, 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 applications, agency comments and the community consultation process.

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

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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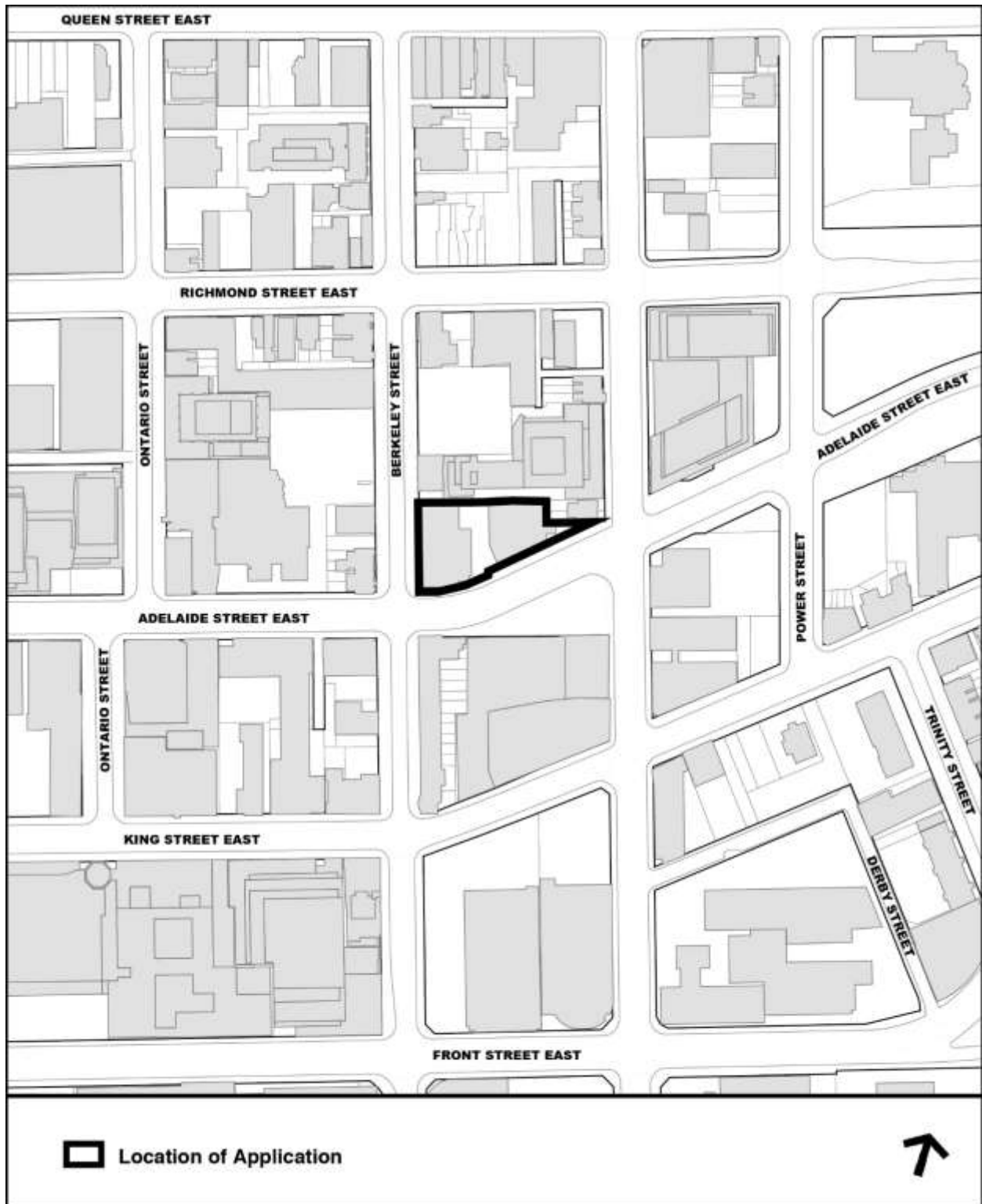
SIGNATURE

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
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Downtown Secondary Plan - Mixed Use Areas.
Attachment 6: King-Parliament Secondary Plan - Land Use Plan
Attachment 7: Zoning By-law Map
Attachment 8: Application Data Sheet

Attachment 1: Location Map

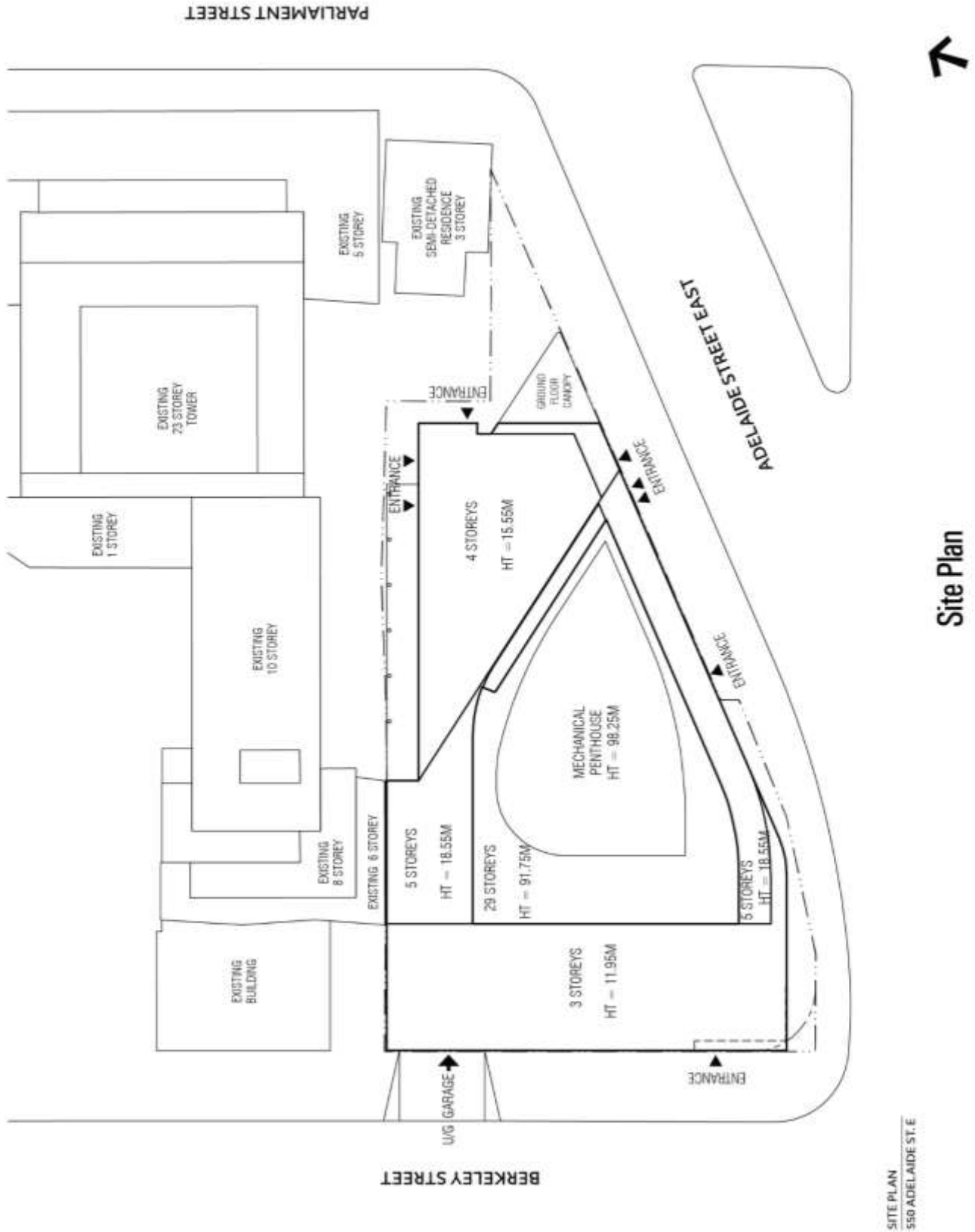


Attachment 2: 3D Model of Proposal in Context

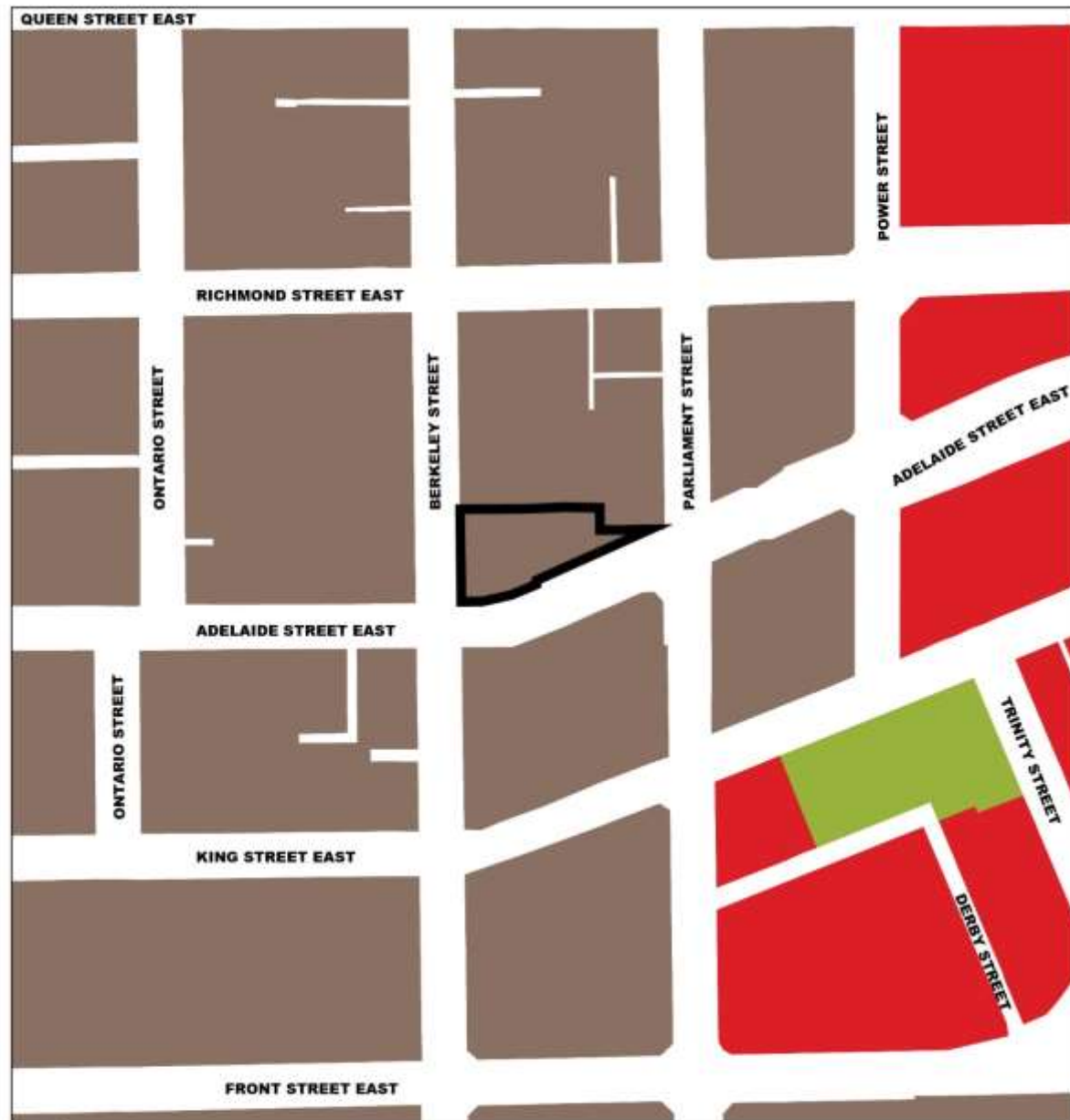




Attachment 3: Site Plan



Attachment 4: Official Plan Map



Official Plan Land Use Map #18

550 Adelaide Street East

File # 21 240866 STE 13 02



Location of Application

Mixed Use Areas



Parks

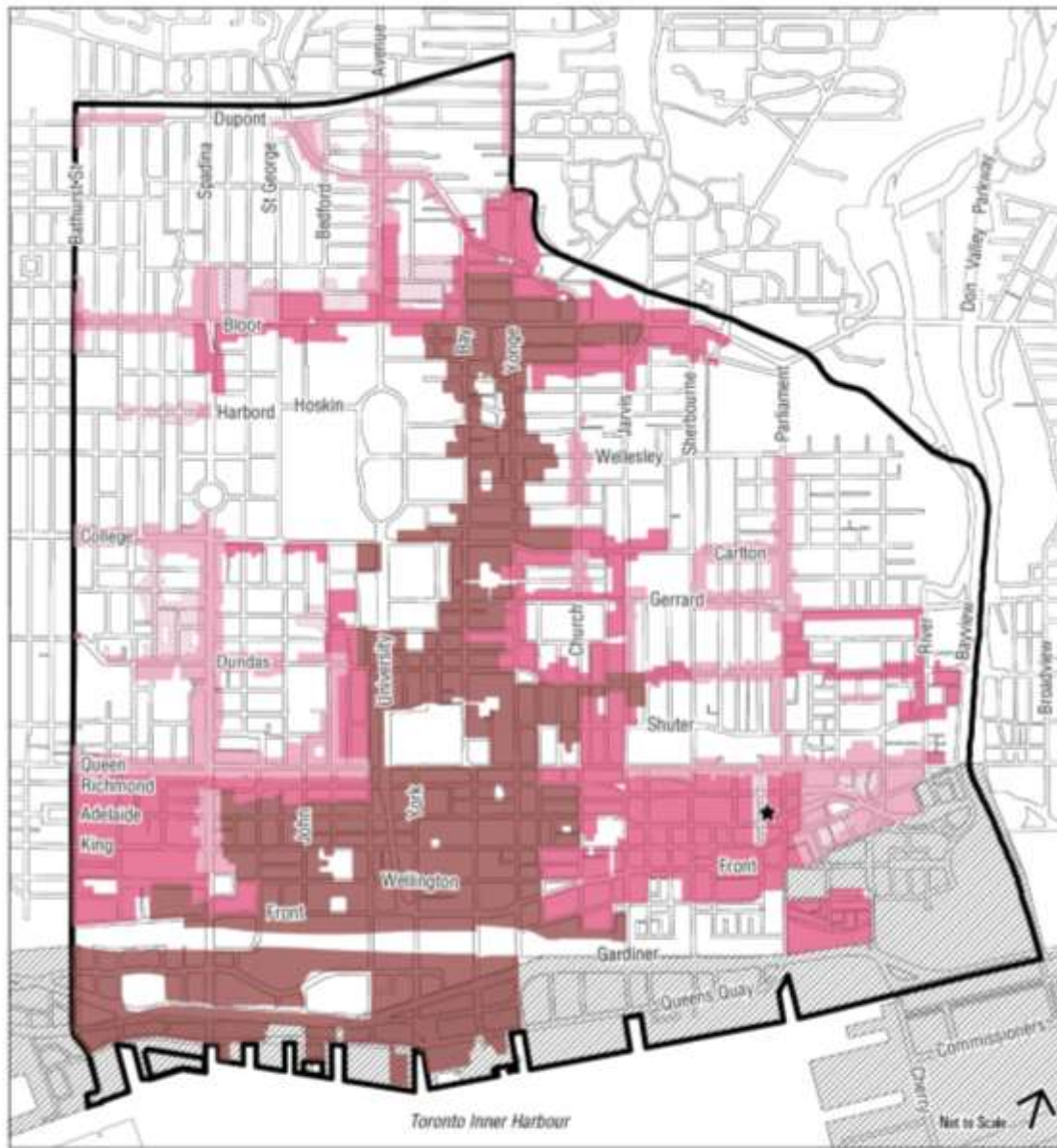


Regeneration Areas



Not to Scale
Extracted: 11/30/2021

Attachment 5: Downtown Secondary Plan - Mixed Use Areas Map



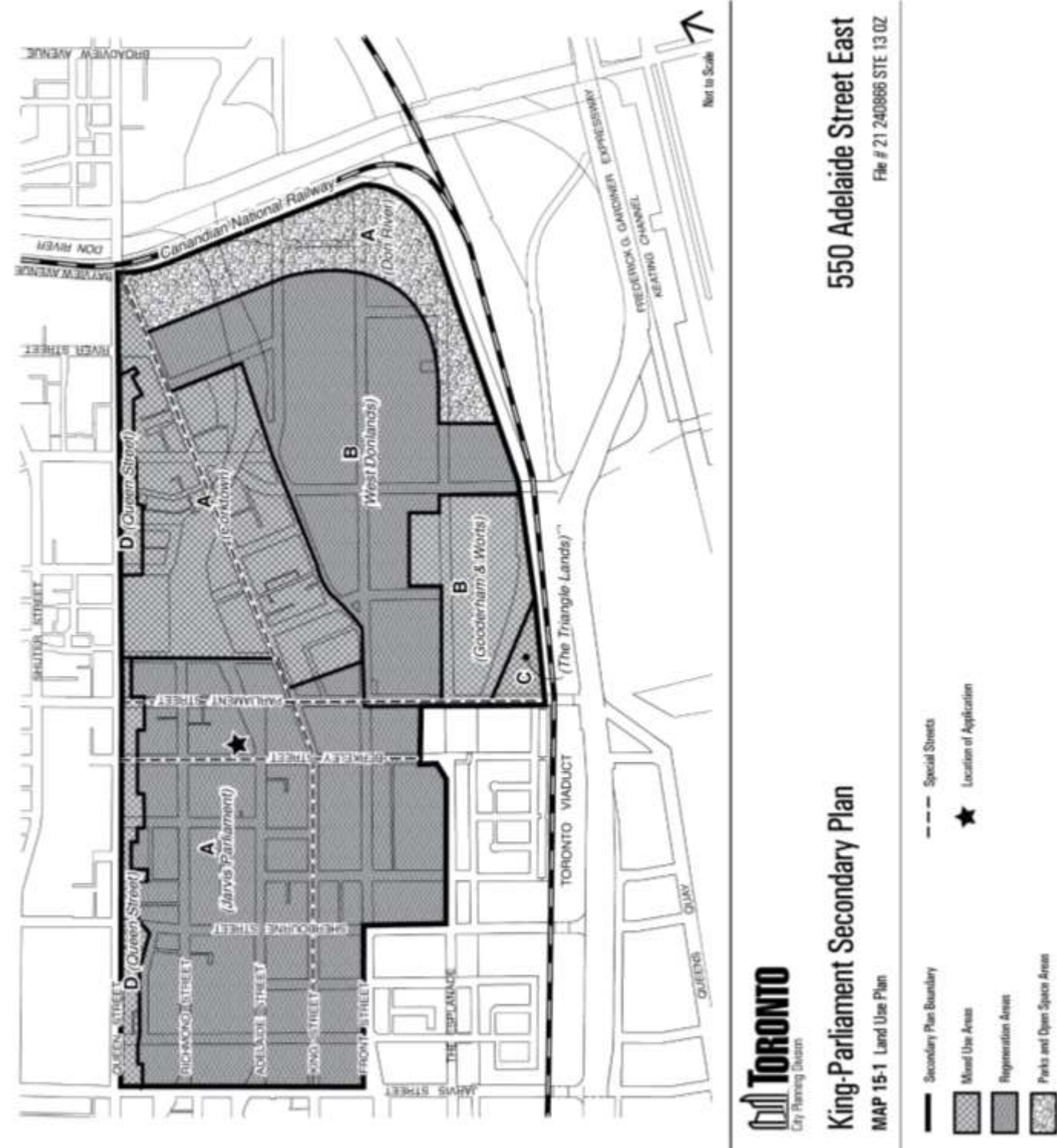
Downtown Plan

MAP 41-3 Mixed Use Areas

550 Adelaide Street East

File # 21 240866 STE 13 QZ





TORONTO
Zoning By-law 569-2013

550 Adelaide Street East
File # 21 249631 STE 12 0Z

Location of Application

R Residential
CR Commercial Residential
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
RA Mixed-Use District

Not to Scale
Extracted: 03/30/2022

Attachment 8: Application Data Sheet

Municipal Address: 550 ADELAIDE ST E Date Received: November 23, 2021

Application Number: 21 240866 STE 13 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By-law Amendment for a 29-storey mixed-use building having a non-residential gross floor area of 1011.70 square metres, and a residential gross floor area of 19,584.90 square metres. 240 residential dwelling units are proposed.

Applicant	Agent	Architect	Owner
The Planning Partnership		Giannone Petricone Associates Inc.	5050075 Ontario Limited

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	King-Parliament Secondary Plan
Zoning:	CR SS1 (x339)	Heritage Designation:	
Height Limit (m):	72m	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	2,087	Frontage (m):	90	Depth (m):	41
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,451		1,731	1,731
Residential GFA (sq m):			19,585	19,585
Non-Residential GFA (sq m):	1,362		1,012	1,012
Total GFA (sq m):	1,362		20,597	20,597
Height - Storeys:	2		29	29
Height - Metres:	11		92	92

Lot Coverage Ratio (%)	82.97	Floor Space Index:	9.87
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	19,433	152
Retail GFA:	1,012	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			240	240
Other:				
Total Units:			240	240

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			137	73	30
Total Units:			137	73	30

Parking and Loading

Parking Spaces:	100	Bicycle Parking Spaces:	249	Loading Docks:	1
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CONTACT:

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