

224-240 Adelaide Street West - Zoning By-law Amendment – Final Report

Date: June 8, 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: 20 226357 STE 10 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 60-storey mixed-use building at 224-240 Adelaide Street West. The building is proposed to contain 1,489 square metres of non-residential uses (retail space) and 554 residential units. Four levels of underground parking is proposed with 63 vehicular parking spaces, 555 bicycle parking spaces and 2 loading spaces with access off of the public laneway from Duncan Street.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the City of Toronto Zoning By-law 569-2013 for the lands at 224-240 Adelaide Street West, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6 to the report dated June 8, 2022, from the Director, Community Planning, Toronto and East York District.
2. City Council authorize the City Solicitor to submit the necessary bill to implement the foregoing recommendations provided the City Solicitor is satisfied that the appropriate legal mechanisms are in place to ensure that no building permit will issue until such time as the Section 37 Agreement is executed and registered.
3. City Council require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act, prior to the issuance of any building permit for the development, as follows:

a) the community benefits recommended to be secured in the Section 37 Agreement are as follows:

i. Prior to the issuance of the first above-grade building permit, the owner shall make a cash contribution in the amount of \$ 1,200,000 for the provision of affordable housing in Ward 10 within the vicinity of the site to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor.

ii. Prior to the issuance of the first above-grade building permit, the owner shall make a cash contribution in the amount of \$ 4,800,000 for the provision of Community Services and Facilities, parkland construction/improvements and/or streetscape improvements along Adelaide Street West and/or Duncan Street in Ward 10 within the vicinity of the site, to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor.

iii. All cash contributions referred to in Recommendations 3.a) i-ii above shall be indexed upwardly in accordance with the Statistics Canada Construction Price Index for Toronto, calculated from the date of the execution of the Section 37 Agreement to the date the payment is made to the City;

iv. In the event the cash contributions referred to in Recommendations 3) a.i-ii above have not been used for the intended purposes within three (3) years of the Zoning By-law Amendment coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in Ward 10;

b) The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience in support of the development:

i. Prior to the commencement of any excavation or shoring work, the owner shall submit a Construction Management Plan to the satisfaction of the General Manager, Transportation Services and the Chief Building Official and Executive Director, Toronto Building, in consultation with the Ward Councillor and thereafter in support of the development, will implement the Plan during the course of construction. The Construction Management Plan will include, but not be limited to the following construction-related details: noise, dust, size and location of staging areas, location and function of access gates, dates of significant concrete pouring, lighting details, vehicular parking and queuing locations, street closures, parking and access, refuse storage, site security, site supervisor contact information, and a communication strategy with the surrounding community, and any other matters requested by the General Manager, Transportation Services, in consultation with the Ward Councillor.

ii. The construction and maintenance of the development in accordance with at least the Tier 1 performance measures of the Toronto Green Standard;

iii. The conveyance to the City for nominal consideration of the required 0.72 metre strip of land between the existing commercial lane to the north of the subject site and the proposed building face for a lane widening to be dedicated to the City at no cost to the City, free and clear, above and below grade, of all easements, encumbrances and encroachments and in acceptable environmental condition, all to the satisfaction of the General Manager, Transportation Services;

4. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

5. City Council declare, pursuant to subsection 45(1.4) of the Planning Act, R.S.O. 1990, c. P.13 for the purposes of subsection 45(1.3) of the Planning Act, R.S.O. 1990, c. P.13, that the owner, may be permitted to apply to amend the site specific zoning by-law for the lands at 224-240 Adelaide Street West before the second anniversary of the first day on which any part of the site specific by-law comes into effect.

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

A Preliminary Report on the application was adopted by Toronto and East York Community Council on February 24, 2021, recommending that the report be received for information. The Toronto and East York Community Council Decision is available here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE23.41>

SITE AND SURROUNDING AREA

Description: The site is located at the northeast corner of Duncan Street and Adelaide Street West. The site is rectangular in shape and approximately 1,171 square metres in size. The site has 47.97 metres of frontage on Adelaide Street West and 24.41 metres of frontage on Duncan Street. To the north of the site, there is an existing public lane with a width of 4.57 metres. The site is currently occupied by 4 one and two-storey commercial buildings.

Official Plan Designation: Regeneration Areas

See Attachment 3 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, services 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) which updated the King-Spadina Secondary Plan. The City Council Decision can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE12.4>

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

At its meetings on December 15, 2021 and May 11, 2022, City Council adopted some modifications to OPA 486 as an outcome of Tribunal-led mediation between the City and various appellants of OPA 486. The City Council Decisions can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.CC38.6>
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.CC43.14>

King-Spadina is one of the fastest growing areas in the Downtown and has a strong heritage character. The updates noted above 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 facilities, 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.

King-Spadina Heritage Conservation District: The King-Spadina Heritage Conservation District (HCD) Plan was adopted by City Council on October 2, 2017, recommending the designation of the King-Spadina HCD Plan under Part V of the Ontario Heritage Act. The King-Spadina HCD Plan is currently under appeal at the OLT. The property at 224 Adelaide Street West is identified as a contributing property in the King-Spadina HCD Plan.

Zoning: The site is zoned CRE (Commercial Residential Employment) under Zoning By-law 569-2013 with a height limit of 30.0 metres plus 5 metres for a mechanical penthouse. The CRE zoning category does not include maximum density provisions but rather, the building envelope is established through performance standards, including height, ground level setbacks and upper level setbacks. See Attachment 5 of this report for the existing Zoning By-law Map.

Surrounding Land Uses:

North: North of the existing public laneway is a 16-storey residential building (21 Nelson Street), 15-storey residential building (11-15 Nelson Street), and a 35-storey residential building (126 Simcoe Street).

South: A 58-storey mixed-use building, containing retail and office uses, and 452 residential dwelling units above (19 Duncan Street and 219-223 Adelaide Street West) which is under construction.

East: 2 to 5-storey mixed-use buildings fronting onto Adelaide Street West.

West: West of Duncan Street are 2 to 5-storey mixed-use buildings fronting along the north side of Adelaide Street West. Further along is the Toronto Fire Station 332.

THE APPLICATION

Description: A 60-storey (including the mechanical penthouse) mixed-use building, with an overall proposed height of 199 square metres.

Density: 30.47 times the area of the lot.

Dwelling Units and Amenity Space: 554 residential dwelling units are proposed, including 96 two-bedroom units (17%) and 53 three-bedroom units (10%), with the flexibility to provide a minimum of 40% two and three-bedroom units through the use of proposed knock-out panels between 55 of the studio and one-bedroom units. A total of

368 and 1,125 square metres of indoor and outdoor amenity space respectively are proposed. This results in a combined total of 2.03 square metres per unit.

Retail: The proposal includes 1,489 square metres of non-residential (retail) space within the ground and second floor of the proposed building, along the frontages of Adelaide Street West and Duncan Street.

Pedestrian Access: The pedestrian lobby is proposed at the southwest corner of the site fronting Adelaide Street West.

Vehicle Access, Parking, and Loading: Vehicular access is proposed from the widened public lane from Duncan Street at the rear of the proposed building. A car-elevator/turntable is located within the ground floor of the building to access the underground parking garage. Four levels of underground parking are proposed with 63 vehicular parking spaces and 555 bicycle parking spaces. Two proposed loading spaces are located within the ground floor of the building.

Additional Information

See Attachment No.1 to this report for the location map, Attachment No. 2 for the project data, Attachment No. 7 for the site plan, Attachments No.8-9 for a three dimensional representation of the current proposal in context, and Attachments No. 10-13 for the elevations.

Key Revisions from the Original Proposal: The current proposal incorporates numerous revisions from the original application as summarized below:

- Decrease in building height from 68 storeys to 60 storeys (219 metres to 199 metres);
- Reduction in slope of the tower peak and floor plate from approximately 660 square metres to 656 square metres;
- Decrease in total gross floor area from 43,252 square metres to 35,569 square metres (non-residential from 3,186 square metres to 1,489 square metres and residential from 40,066 square metres to 34,080 square metres);
- Reduction in the number of residential units from 637 to 554;
- Introduction of a chamfer corner at the southwest corner of the building facing the corner of Adelaide Street West and Duncan Street, setting back the main entrance and creating a small forecourt;
- Introduction of a 1.1 metre setback at grade from Adelaide Street West and a 0.55 metre setback from Duncan Street;
- Increase the sidewalk width from building face to curb along Adelaide Street West (3.7 metres to 4.8 metres) and Duncan Street (5.4 metres to 6.0 metres);
- Increased the separation distance of the tower from the property to the north (21 Nelson Street) from 8.5 metres to 10 metres;

- Reduction in the height of the base building from 39 metres to 22 metres with terraces at the northeast corner of the base building to mitigate separation from property to the north (21 Nelson) arising from a sub-optimal tower separation;
- Increase setback above the base of the building on Duncan Street (5 metres) and Adelaide Street West (2.8 metres); and,
- Two existing trees along Adelaide Street West are to be preserved.

Reasons for Application

The proposal requires an amendment to the Zoning By-law for an increase in height, as well as site-specific provisions for setbacks, vehicular parking, and loading to implement the development.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan application was submitted (File No. 21- 225292 STE 10 SA) and is being reviewed concurrently with the application to Amend the Zoning By-law.

Provincial Land Use Policies

The application has been reviewed to determine its consistency with the Provincial Policy Statement (2020) (PPS), conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan), and conformity to the City's Official Plan. The PPS provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region.

Agency Circulation

The application together with the reports/studies submitted in support of the application have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

COMMUNITY CONSULTATION

A virtual Community Consultation Meeting was held on May 31, 2021 and was attended by approximately 25 members of the public. At the meeting City staff and the applicant's team gave presentations on the site and surrounding area, the existing planning framework, and the proposed development. Following the presentations, City staff led a

question and answer format meeting. Comments and questions provided by the meeting attendees included:

- Concern with the building height;
- Impact of privacy and shadow to the building to the north;
- Increase in vehicular traffic and transit ridership;
- Desire to improve the public realm and parkland; and,
- Impact of construction noise and dust.

City staff and the applicant's team also held a virtual Working Group Meeting on November 22, 2021 with the residents of 21 Nelson Street. At the meeting, City staff and the applicant's team gave presentations and outlined the revisions from the original submission as a result of comments from the Community Consultation Meeting and the City's review partners. Comments and questions provided by the meeting attendees included:

- Some consensus that the proposed changes are an improvement in respect of the impact on 21 Nelson;
- Concern about potential provision of north-facing balconies within the lower levels of the proposed building;
- Questions about use of the lane for parking and access to both buildings;
- Questions about shadow impact on 21 Nelson; and
- Discussion about the proposed materiality of the building

The issues raised through community consultation and written feedback have been considered through the review of the application. The most significant changes made to the development proposal, which staff also identified as key considerations from the time of the original submission of the application, are the reduction in the overall building height, improved facing distances and reduced impact on the residential building to the north (21 Nelson Street) and improved impact on the public realm, including increased sidewalk widths and tower stepbacks.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members will have had an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

The proposal has been received and evaluated against the PPS (2020) and the Growth Plan (2020). Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

Built Form

City Planning staff finds that the proposal conforms with the applicable Official Plan and Downtown Secondary Plan built form policies with respect to tall building development and the development criteria for Regeneration Areas. The proposal also conforms with the built form policies respecting Mixed Use Areas 1 in the Downtown Secondary Plan as well as the in-force King-Spadina Secondary Plan and the King-Spadina Secondary Plan update (2022), requiring that development in the East Precinct be subordinate to the building heights in the Financial District.

The proposed height of 60 storeys (199 metres) has been reduced from 68 storeys (219 metres) in the original proposal. While the proposed total building height equals 199 metres, the height to the top of the mechanical penthouse located on level 59 is 183 metres, similar to the height of the development directly south of the subject site at 19 Duncan Street. A small area of indoor amenity space is proposed above the mechanical penthouse on level 60, with a large open glass-encased volume above, creating the sloped tower peak. The proposed building height of 199 metres includes the glass tower peak and is appropriate for this site.

The height of the base building has been reduced from 39 to 22 metres with terracing of the northeast corner to achieve a building face to building face separation of 10 metres with the adjacent neighbour to the north (21 Nelson Street). The reduced streetwall height also creates a better relationship with the surrounding historic context along both Duncan Street and Adelaide Street West.

Consistent with the King-Spadina Secondary Plan (2022) a setback of at least 5 metres is provided from the edge of the base building along the Duncan Street frontage, further enhancing the historic character of the street. Along the Adelaide Street frontage, a slightly varying stepback above the base building is proposed of a little less than 3 metres, consistent with Official Plan policies for Tall Buildings. A 10 metre tower setback is proposed from the east property line.

Public Realm

Additional setbacks at grade of 0.55 metres along Duncan Street and 1.1 metres at Adelaide Street West respectively result in a 6 metre sidewalk width along Duncan Street and a 4.8 metre wide sidewalk along Adelaide Street West. Wider sidewalks

allow more room for pedestrians (a 2.5 metre wide pedestrian clearway is achieved for both streets), street trees, planters, street furniture and cycling infrastructure. The provision of a chamfered corner at the southwest corner of the building adjacent to the main pedestrian entrance creates a small forecourt, further increasing the size of the public realm at the intersection. A pedestrian easement agreement over the setback areas will be secured as part of any approval of the development proposal.

The previously proposed placement of the building right on the Adelaide Street property line would have resulted in the removal of two existing street trees due to lack of room for canopy growth. The increased sidewalk width makes preservation of the trees possible. Further detailed design of the public realm along both street frontages will be addressed during the Site Plan Control review process. Additionally, potential streetscape improvements are being considered at a City level for Duncan Street. Opportunities to integrate streetscape improvements related to this development proposal and the Duncan Street streetscape project will be considered further at the Site Plan Control stage.

Shadow Impact

The King-Spadina Secondary Plan (2022) identifies that no net-new shadow shall be cast on the north sidewalk of Queen Street West after noon in the spring and fall equinoxes, consistent with the Queen Street Heritage Conservation District Plan. The revised proposal complies with this policy.

Additionally, the proposal does not cast shadows on any existing parks identified as Sun Protected Parks and Open Spaces in the Downtown Plan or named in the updated King Spadina Secondary plan and as such staff find the shadows generated by the proposal acceptable.

The amount of continuous sunlight and incremental shadowing is appropriate and staff find the shadows generated by the proposal acceptable.

Wind Impact

A Pedestrian Level Wind Study reflecting the proposal was submitted in support of the application. The study indicates that the surrounding public realm will experience wind conditions that are acceptable for the intended use (suitable for walking or better during each seasonal use). City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained within the study.

Residential Unit Mix

The Downtown Plan includes policies to sensitively intensify lands designated Mixed Use Areas and achieve a balanced mix of unit types and to support the creation of

housing suitable for families. The Downtown Plan requires that developments containing more than 80 residential units include a minimum of 15% two-bedroom units, 10% three-bedroom units, and an additional 15% of units as a combination of two- and three-bedroom units or units that can be converted to two- and three-bedroom units through accessible or adaptable design measures. The Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines (Growing Up Guidelines) provide similar guidance on the proportion and size of larger units recommended in new multi-unit residential developments.

A total of 554 residential units are proposed, consisting of 132 studio units (24%), 273 one-bedroom units (49%), 96 two-bedroom units (17%), and 53 three-bedroom units (10%), comprising 34,153 square metres of residential gross floor area. Knock-out panels are proposed within 55 studio and 55 one-bedroom units, creating the possibility to increase the number two-bedroom units by 15 percent.

The unit mix conforms with the policy direction of the Downtown Plan. However the unit sizes do not meet the unit size objectives of the Growing Up Guidelines, which City Planning staff will continue to encourage the applicant to pursue through the Site Plan Control review process.

Amenity Space

Amenity space for building residents is proposed on the 5th, 6th floor, 58th floor, and 60th floor. A total of 1,493 square metres of amenity space (2.03 square metres per unit) is proposed, consisting of 1,125 square metres of indoor amenity space (2.03 square metres per unit) and 368 square metres of outdoor amenity space (0.66 square metres per unit).

Detailed design of the amenity space, including provisions for households with children (Growing Up Guidelines) and pets (Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings) will be reviewed and secured through the Site Plan Control review process.

Cycling Infrastructure

A total of 555 bicycle parking spaces are proposed and to be located within the B1 Mezzanine of the parking garage, including 499 long-term and 56-short term spaces. The proposed number of spaces meets the Zoning By-law requirements and Toronto Green Standards.

Traffic Impact, Access, Parking and Loading

Vehicular access for parking located in a 4-level underground parking garage will be from a public laneway off Duncan Street at the west side of the site. A total of 63 residential parking spaces are proposed. No parking spaces are proposed for visitors or the retail use. Two temporary parking spaces are proposed within recessed areas of the

base building, adjacent to the lane. Access to one Type C and one combined Type B/G loading space would also be accessible from the public lane.

Transportation Services staff have reviewed the Transportation Impact Study and accepted its conclusions. Comments related to site access arrangements, site circulation and layout, design of the proposed site entrance driveway, layout of the proposed parking supply including ingress/egress provided thereto, and requirements for electric vehicle infrastructure will be provided through the Site Plan Control review process.

Lane Widening, Corner Rounding and Curb Extension

A public commercial lane abuts the north side of the site. To satisfy the Official Plan policy requiring commercial lanes to have a width of 6 metres, a lane widening of 0.72 metres is required. The applicant's updated proposal satisfies this requirement.

In order to provide additional pedestrian space, a corner rounding of 5 metres at the northeast corner of the intersection of Adelaide Street West and Duncan Street was also identified as required by Transportation Services staff. The applicant's updated proposal satisfies this requirement.

Finally, as per the City's Curb Extension Design Guidelines, Transportation Services requires the provision of a curb bump-out (extension) at the northeast corner of Adelaide Street West and Duncan Street. The purpose of the bump-out would be to formalize on-street parking along the east side of Duncan Street. It would also improve pedestrian safety by reducing pedestrian crossing distances and vehicle speeds. The details of the curb extension will be determined and secured through the Site Plan review process.

Parkland

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The residential nature of this proposal is subject to a cap of 10% parkland dedication, while the non-residential is subject to 2%. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above grade building permit.

Servicing and Stormwater Management

Engineering and Construction Services staff have reviewed the submitted materials Functional Servicing and Stormwater Management Report, Hydrogeological Report, Servicing Report Groundwater Summary Form and Hydrogeological Review Summary Form and are satisfied with the findings of these reports.

Archaeological Assessment

A Stage 1 Archaeological Resource Assessment was submitted in support of the application. City staff have reviewed the report and concur with the conclusions that there are no further archaeological concerns regarding the subject property.

Heritage

A Heritage Impact Assessment was submitted in support of the application. The report finds that the subject site is not considered to have significant cultural heritage value as a result of the number of previous alterations to the buildings. Also, the report concludes that the proposed development has no negative impacts to the cultural heritage value of the subject site and the adjacent heritage resources. City staff have reviewed the report and concur with the conclusions.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Official Plan, the Downtown Secondary Plan and the King-Spadina Secondary Plan and Secondary Plan update. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Official Plan, Downtown Plan and King-Spadina Secondary Plan and Secondary Plan update and the King-Spadina Heritage Conservation District Plan, particularly as it relates to the provision of an appropriate mix of residential and non-residential uses, an enhanced public realm and a built form which provides an appropriate relationship to the surrounding area. Staff recommend that Council support approval of the application.

CONTACT

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SIGNATURE

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

ATTACHMENTS

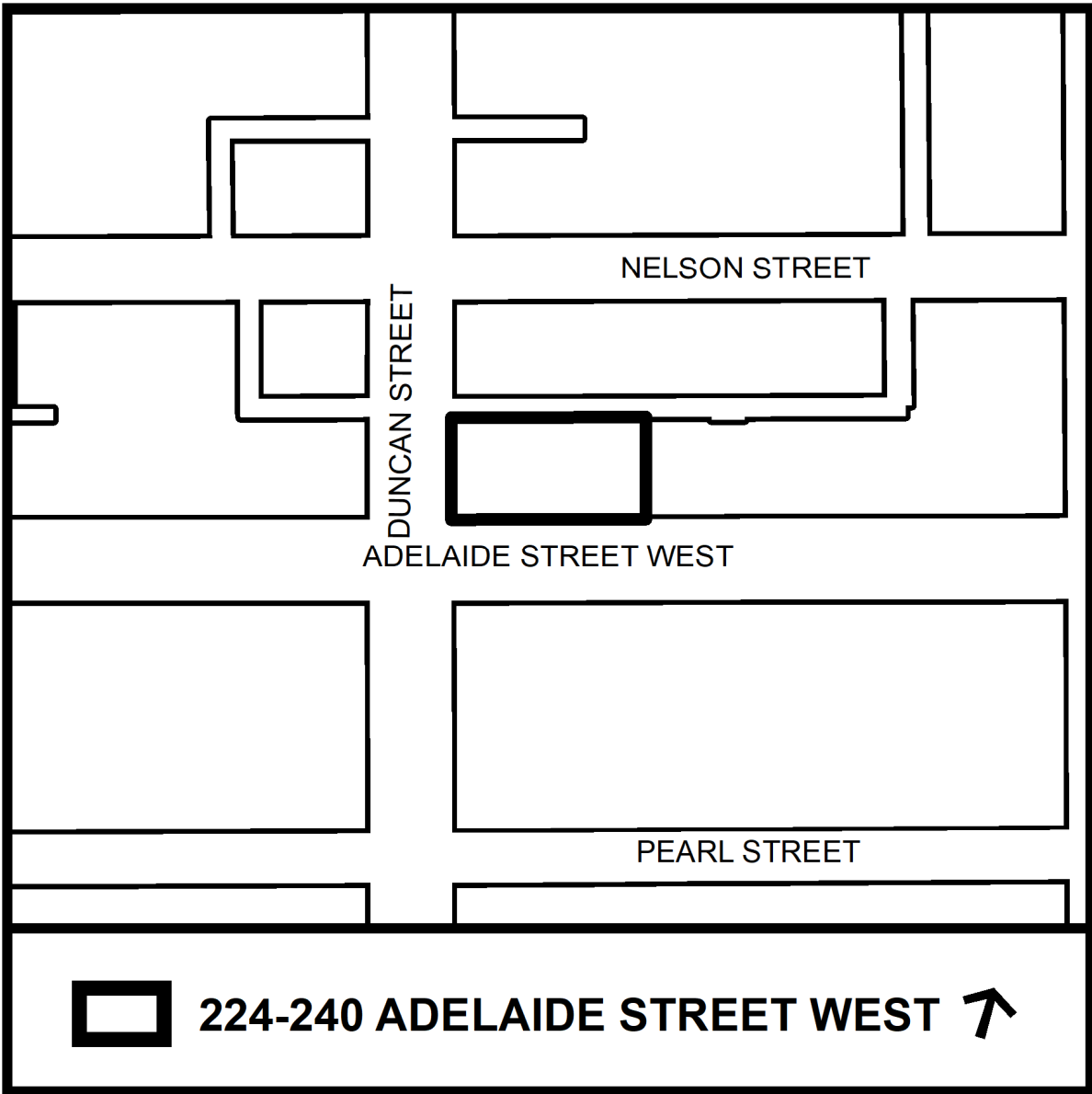
City of Toronto Data/Drawings

- Attachment 1: Location Map
- Attachment 2: Application Data Sheet
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Downtown Plan Mixed Use Areas Map
- Attachment 5: Existing Zoning By-law Map
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: 3D Model of Proposal in Context - View Looking Northeast
- Attachment 9: 3D Model of Proposal in Context - View Looking Southwest
- Attachment 10: West Elevation
- Attachment 11: South Elevation
- Attachment 12: East Elevation
- Attachment 13: North Elevation

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 224-240 Adelaide St W Date Received: December 7, 2020

Application Number: 20 226357 STE 10 OZ

Application Type: Rezoning

Project Description: An application to amend the Zoning By-law to permit a 60-storey (199 metre including the mechanical penthouse) mixed-use building. The proposal contains a non-residential gross floor area of 1,528 square metres on the first two floors and 554 residential units above. 63 vehicular parking spaces, 555 bicycle parking spaces and 1 loading space are proposed.

Applicant	Agent	Architect	Owner
Adelaide Duncan Developments LTD	Bousfields Inc.	AS + GG Canada Partnership	Adelaide Duncan Developments LTD

EXISTING PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq m): 1,199 Frontage (m): 48 Depth (m): 25

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,050		570	570
Residential GFA (sq m):			34,080	34,080
Non-Residential GFA (sq m):	1,784		1,489	1,489
Total GFA (sq m):	1,784		35,569	35,569
Height - Storeys:	3		60	60
Height - Metres:	8		199	199

Lot Coverage Ratio 92.77 Floor Space Index: 30.47
 (%):

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	34,080	
Retail GFA:	1,489	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			554	554
Other:				
Total Units:			554	554

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		132	273	96	53
Total Units:		132	273	96	53

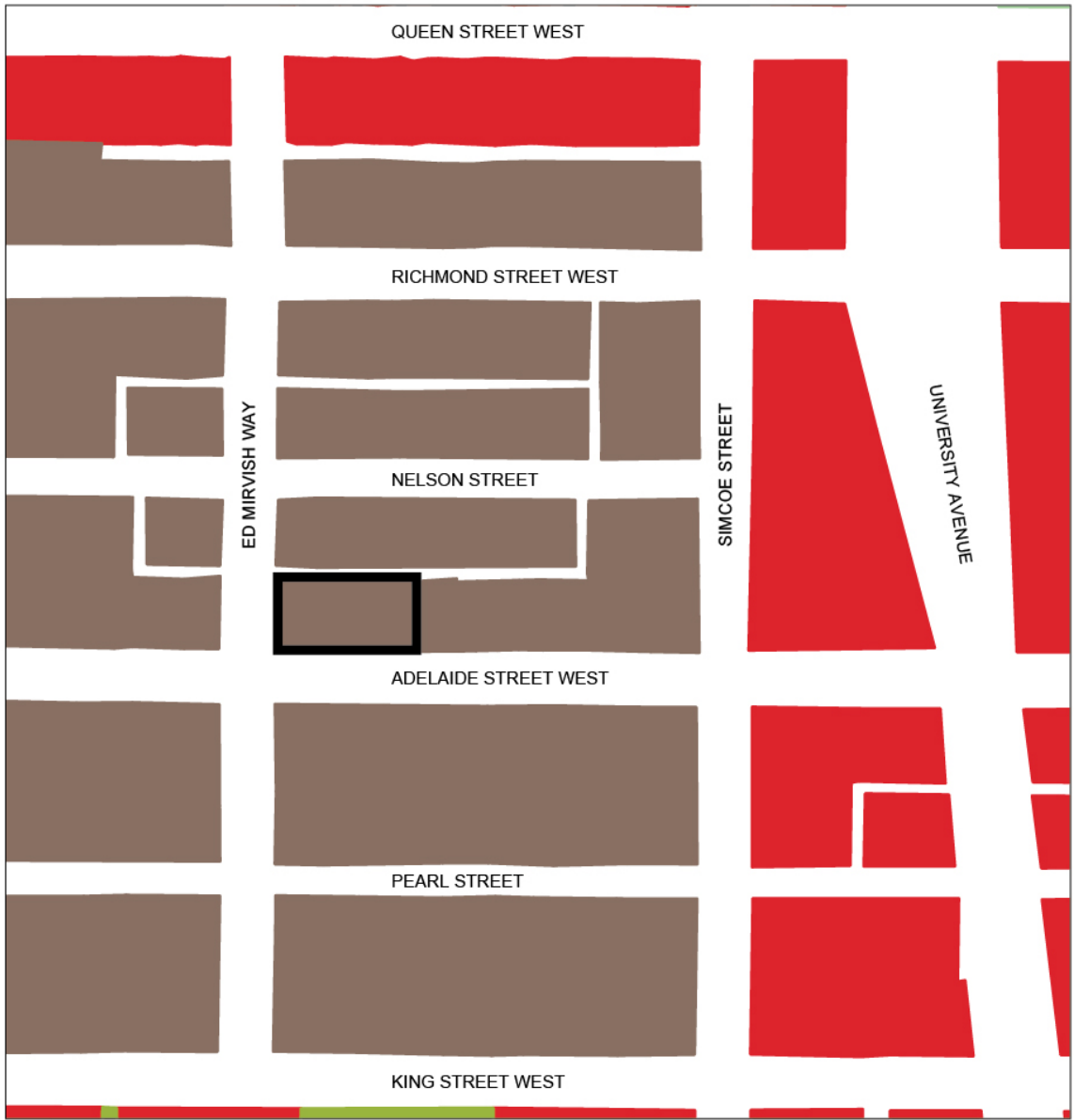
Parking and Loading

Parking Spaces:	63	Bicycle Parking Spaces:	555	Loading Docks:	2
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CONTACT:

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Attachment 3: Official Plan Land Use Map



224-240 Adelaide Street West

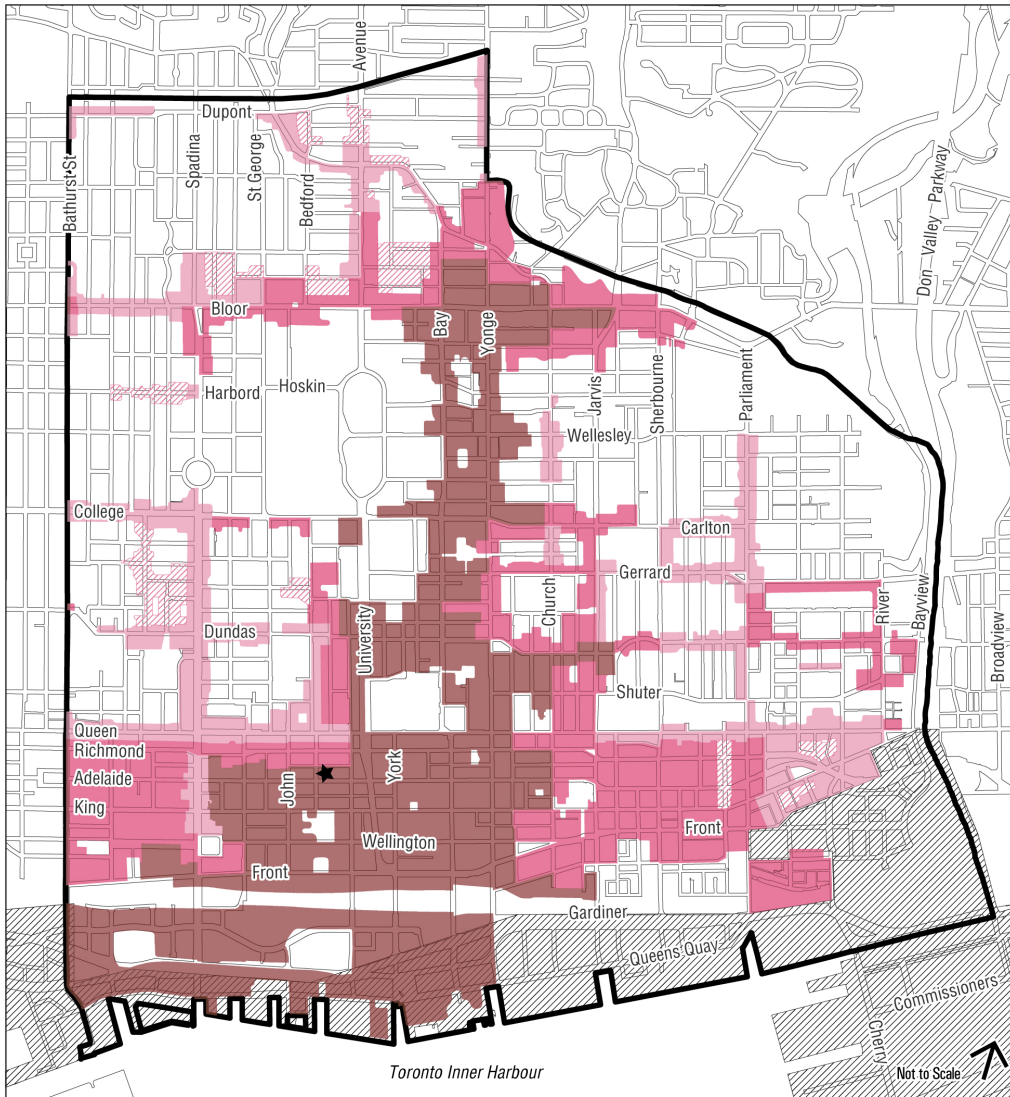
Official Plan Land Use Map #18

File # 20 226357 STE 10 OZ

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

Not to Scale
12/23/2020

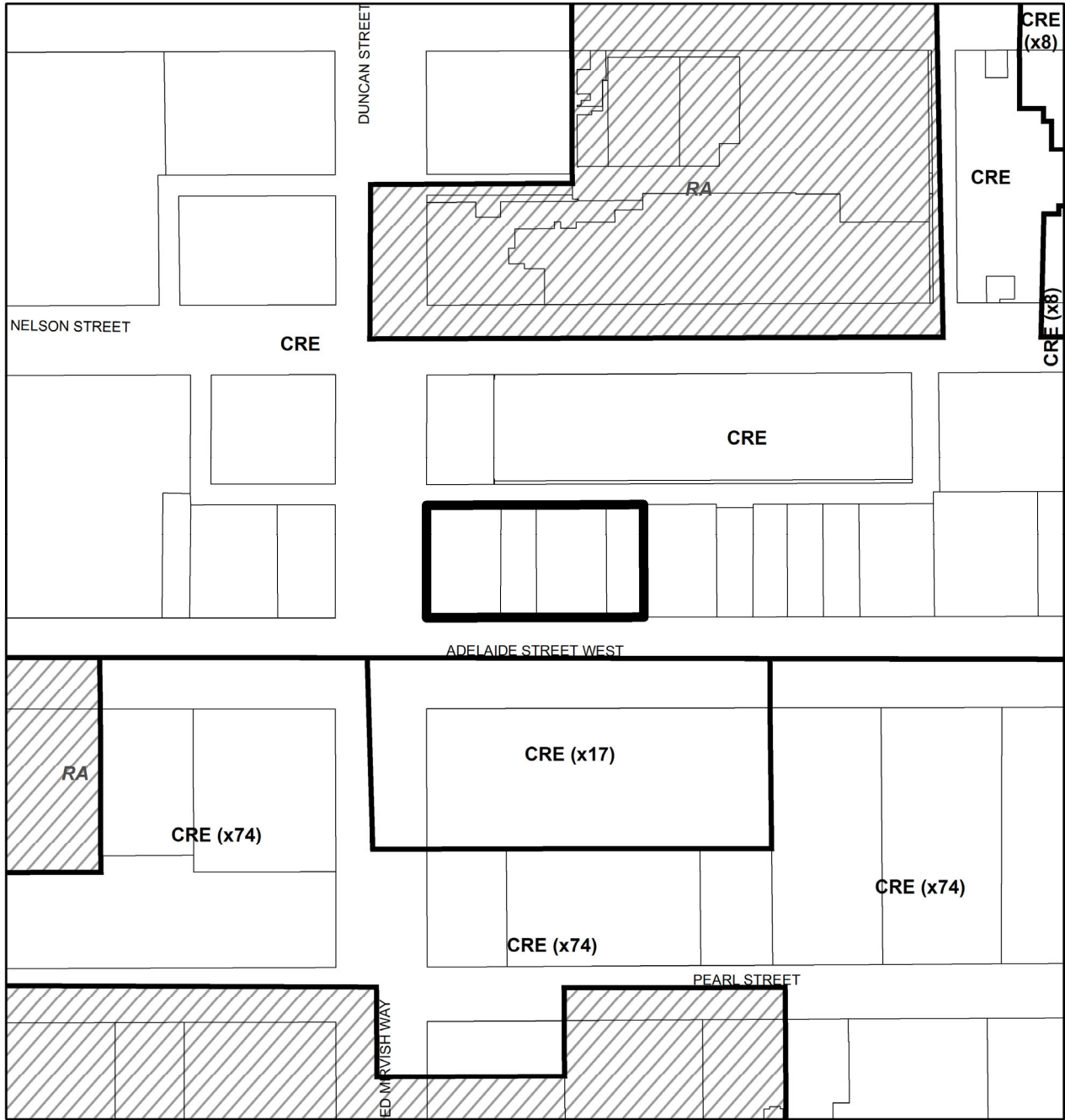
Attachment 4: Downtown Plan



Downtown Plan MAP 41-3 Mixed Use Areas

- ★ Location of Application
- Downtown Plan Boundary
- ▨ Central Waterfront Secondary Plan
- Mixed Use Areas 1 - Growth
- Mixed Use Areas 2 - Intermediate
- Mixed Use Areas 3 - Main Street
- Mixed Use Areas 4 - Local

Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

224-240 Adelaide Street West

File # 20 226357 STE 10 0Z



Location of Application

CRE Commercial Residential Employment

See Former City of Toronto By-law No. 438-86

RA Mixed-Use District

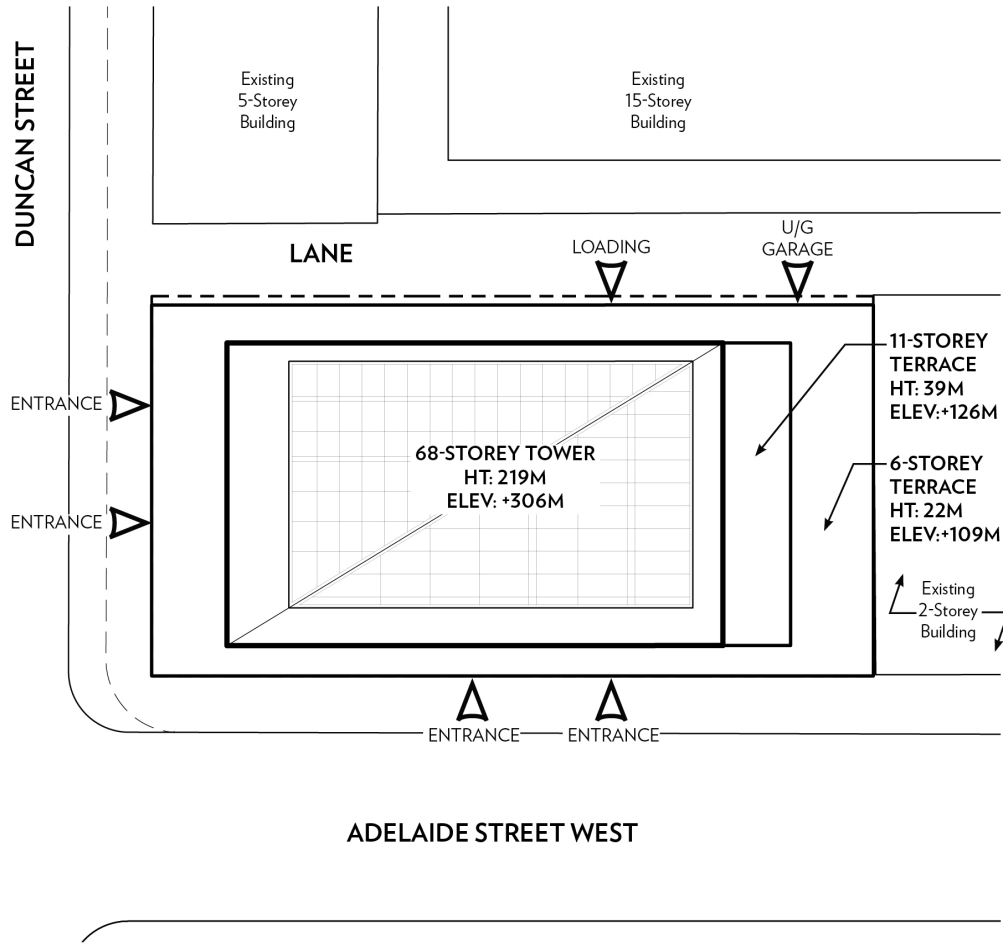


Not to Scale
Extracted: 05/18/2022

Attachment 6: Draft Zoning By-law Amendment

To be added for the June 29, 2022 meeting of the Toronto and East York Community Council

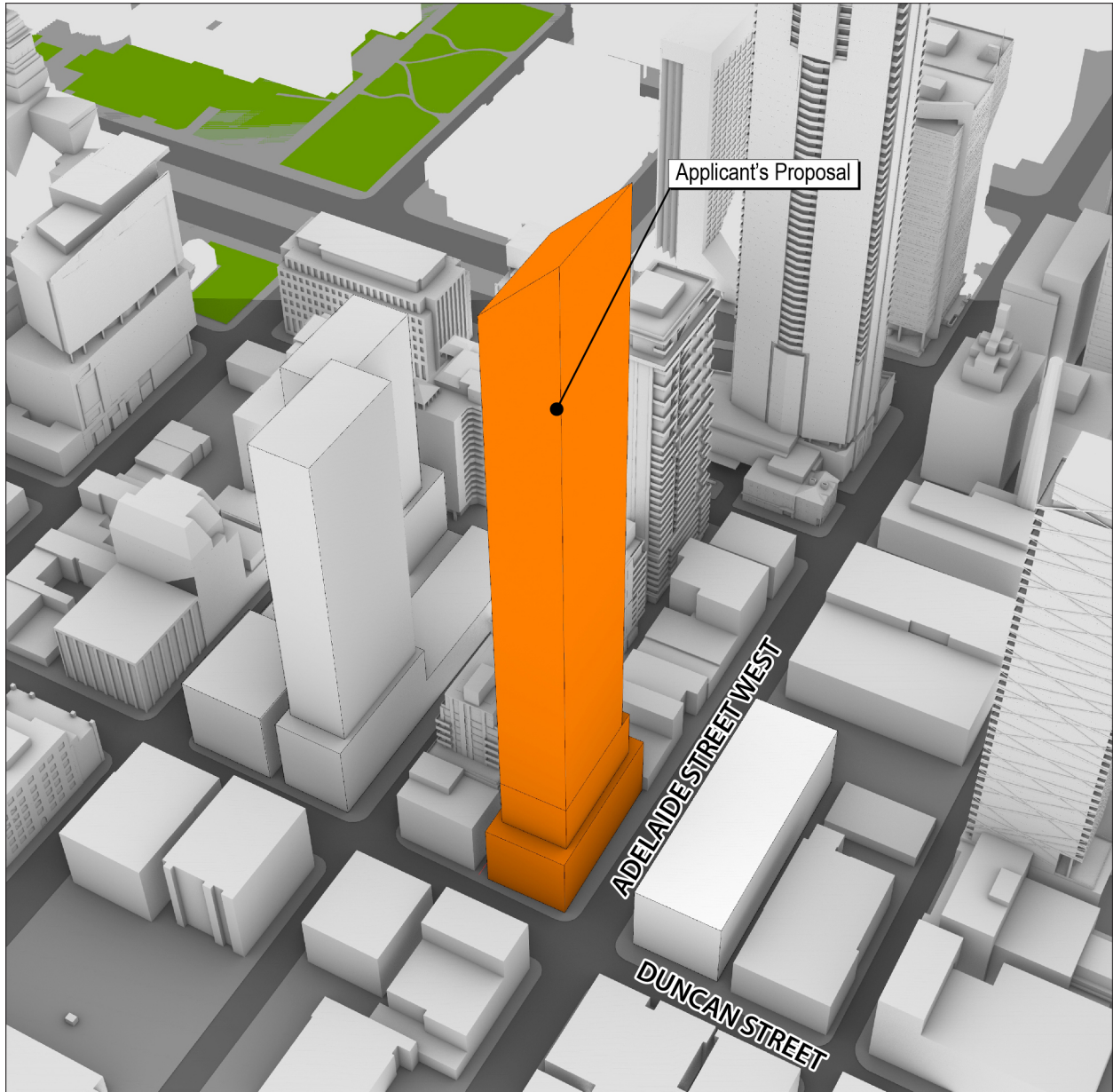
Attachment 7: Site Plan



Site Plan



Attachment 8: 3D Model of Proposal in Context - View Looking Northeast

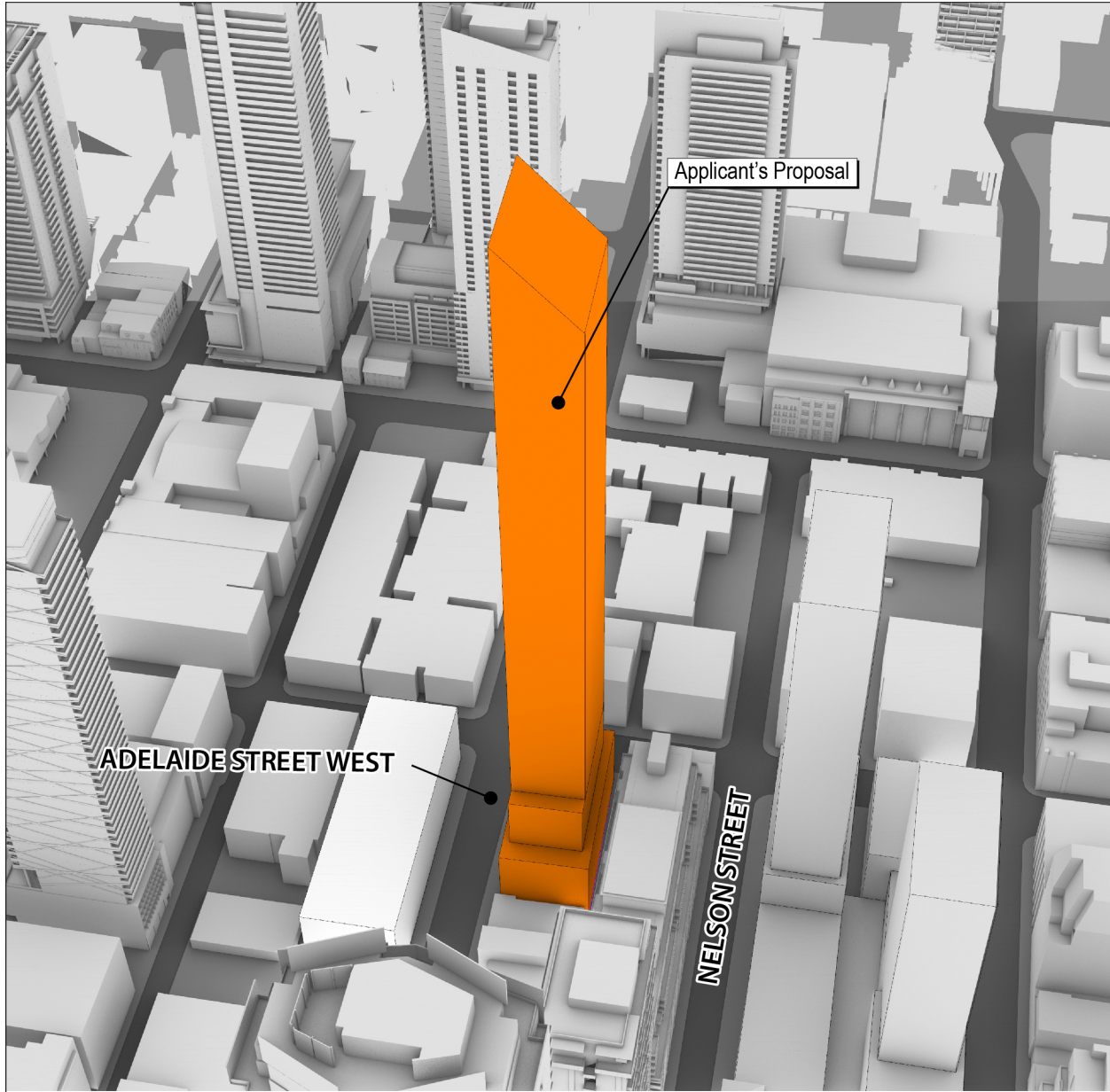


View of Applicant's Proposal Looking Northeast



01/28/2021

Attachment 9: 3D Model of Proposal in Context - View Looking Southwest

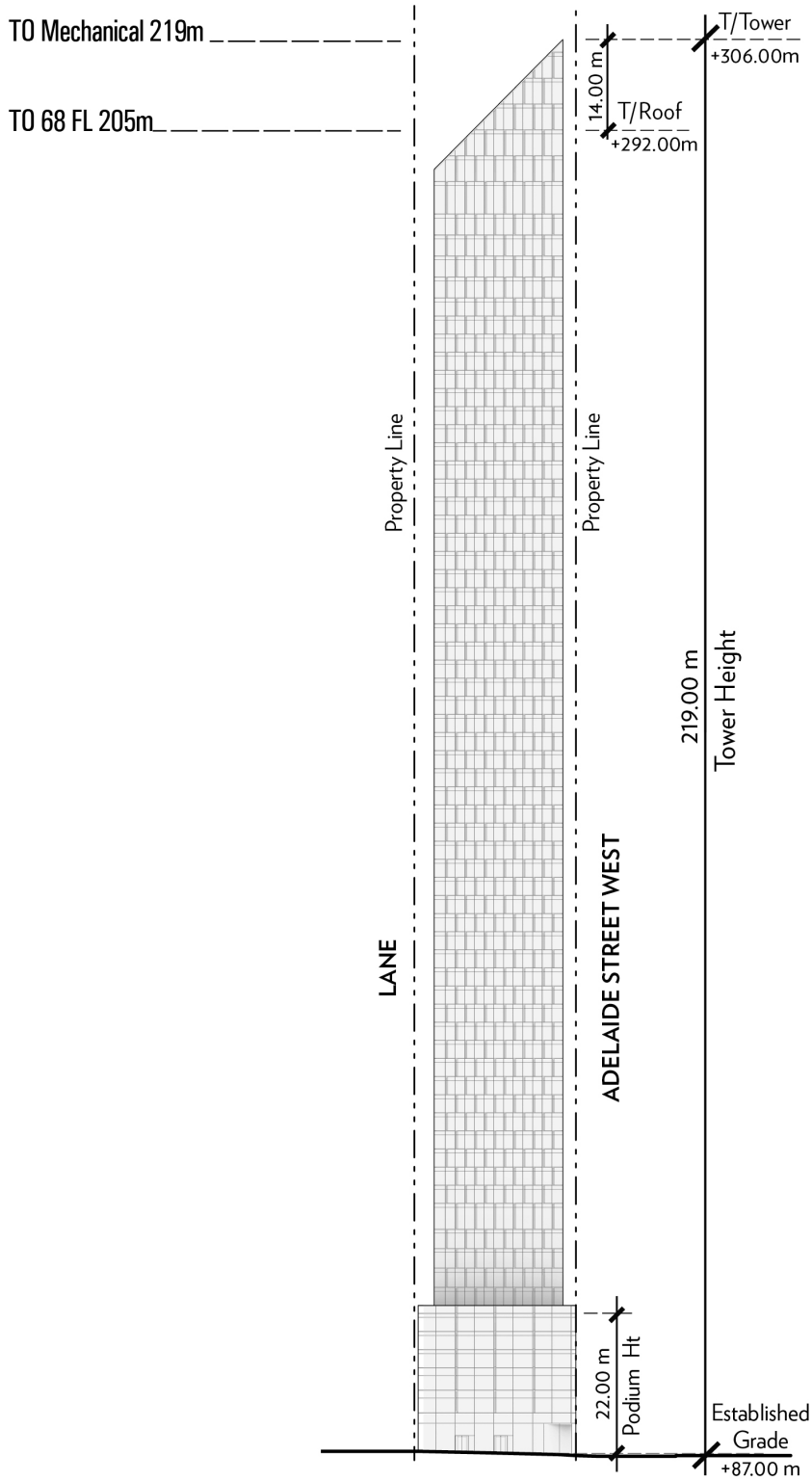


View of Applicant's Proposal Looking Southwest



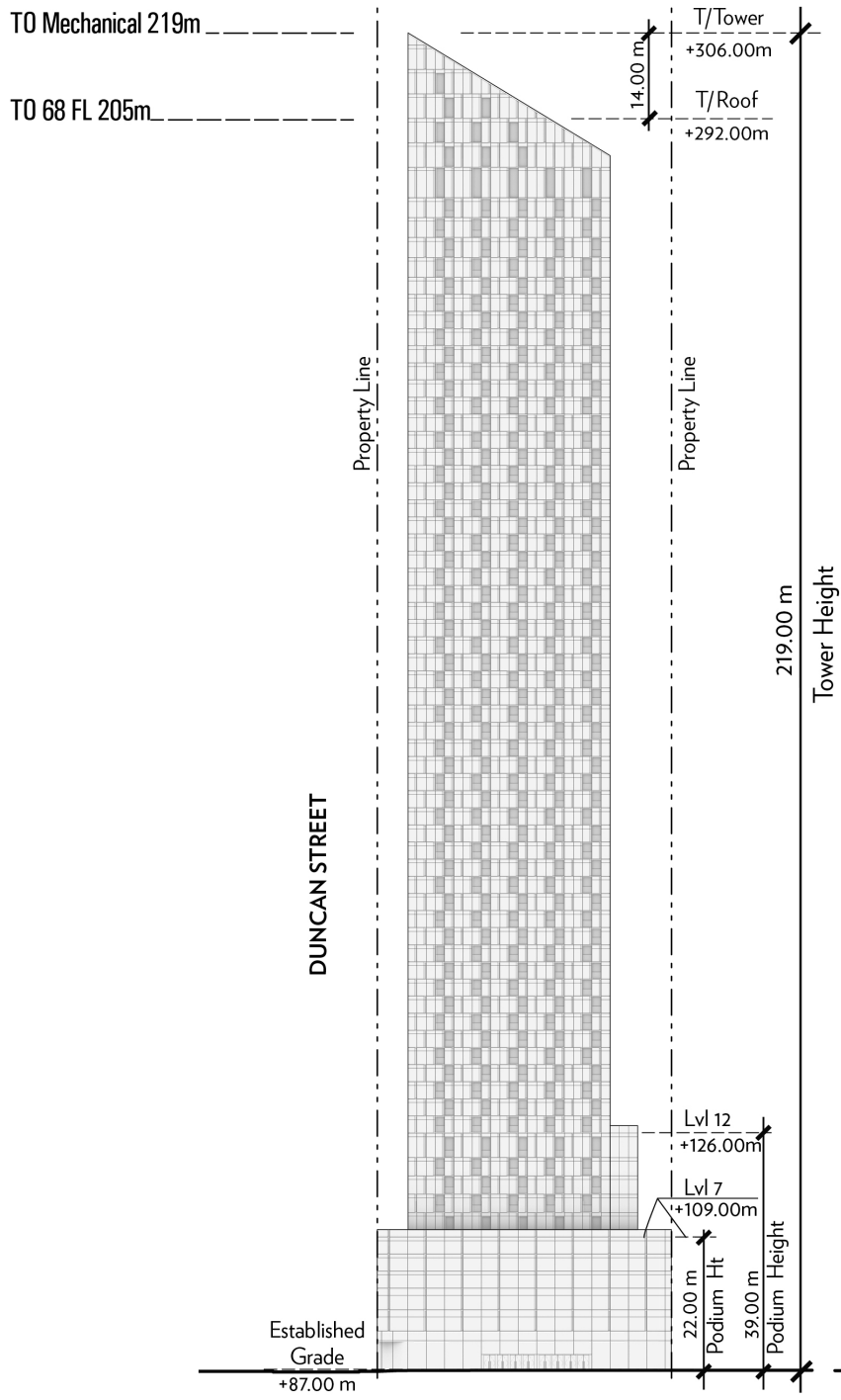
01/28/2021

Attachment 10: West Elevation



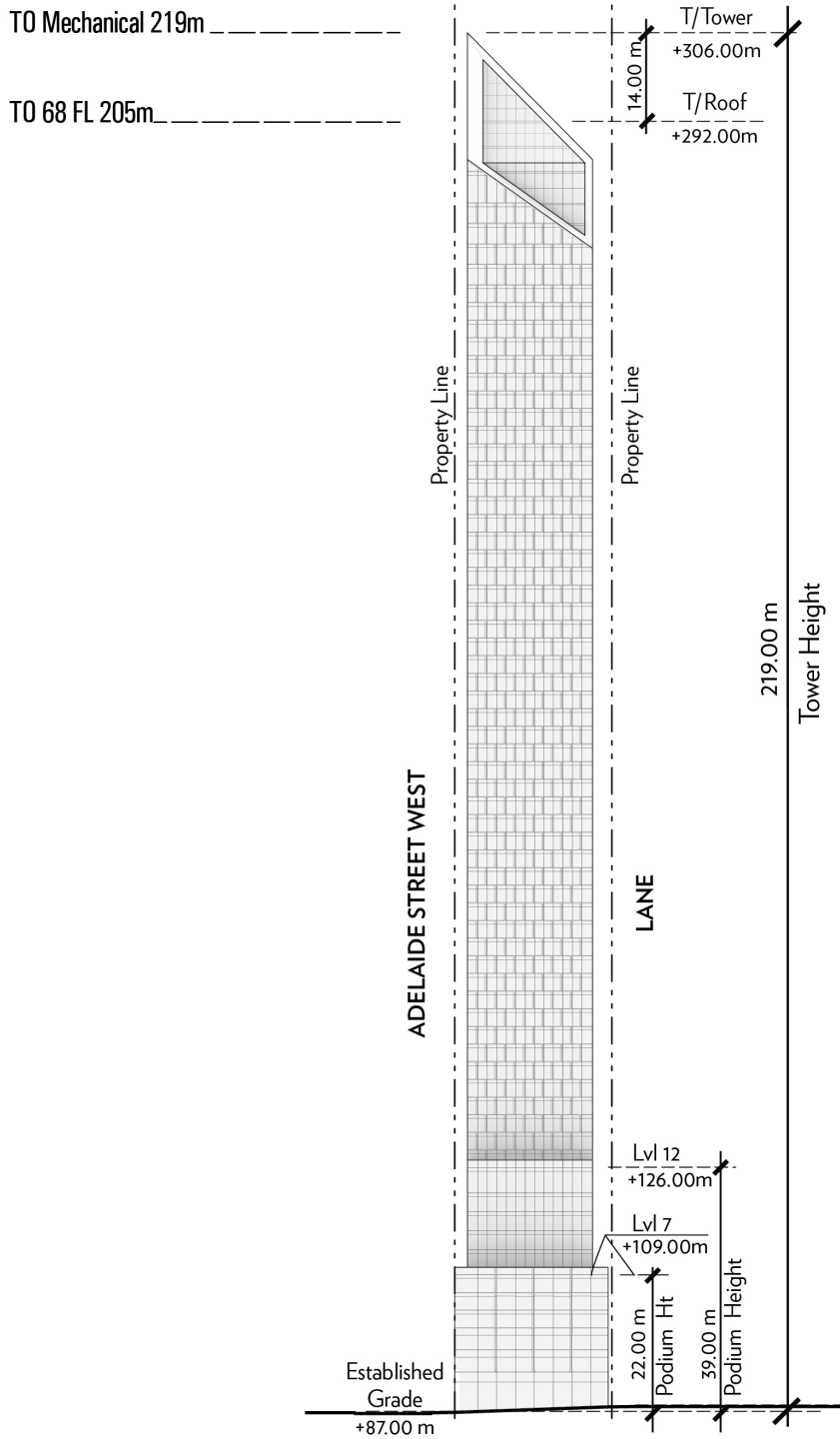
West Elevation

Attachment 11: South Elevation



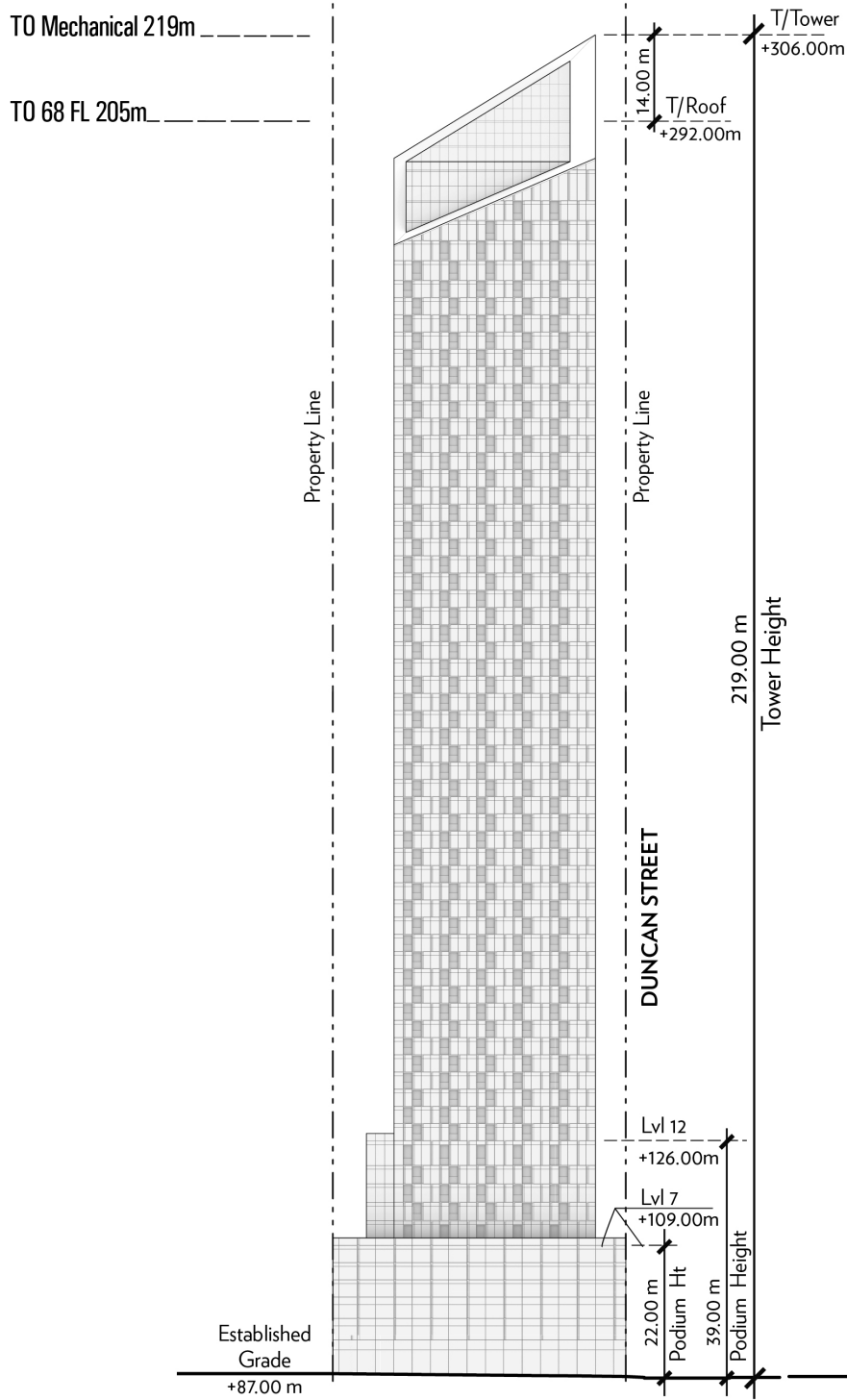
South Elevation

Attachment 12: East Elevation



East Elevation

Attachment 13: North Elevation



North Elevation