

14 Duncan Street, 180, 184 & 188 Pearl Street - Zoning Amendment Application – Final Report

Date: June 13, 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: 17 159868 STE 20 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 48-storey mixed-use building at 14 Duncan Street and 180 to 188 Pearl Street. The application proposes to integrate existing heritage buildings on site into a new base building containing 6,041 square metres of office space and 564 square metres of retail space, with a new tower above with 369 dwelling units. A total of 410 bicycle parking spaces are proposed, as well as 126 vehicle parking spaces in a four-level underground garage, and two loading spaces at-grade.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and the City of Toronto Official Plan.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 14 Duncan Street and 180 to 188 Pearl Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment No. 11 to the report (June 13, 2022) from the Director, Community Planning, Toronto and East York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. 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 and the Heritage Easement Agreement are executed and registered.

4. City Council require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act, securing the following community benefits:

a) Prior to the issuance of the first above-grade building permit, the owner shall make a cash contribution in the amount of two million, eight hundred thousand (\$2,800,000.00) to be directed towards the provision of Community Services and Facilities within or serving Ward 10, which may include such facilities identified through the Downtown West Services and Facilities Review, and/or towards above-base streetscape improvements to Duncan Street and/or Pearl Street, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor;

b) Prior to the issuance of the first above-grade building permit, the owner shall make a cash contribution of seven hundred thousand (\$700,000.00) dollars to be allocated towards the provision of new affordable housing and/or the Toronto Community Housing Corporation revolving capital fund for repairs to Toronto Community Housing Corporation housing in Ward 10, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor

c) the amounts above will be indexed upwardly in accordance with Statistics Canada Non-Residential Building Construction Price Index for the Toronto Census Metropolitan Area, reported by Statistics Canada in the Building Construction Price Indexes Table: 18-10-0135-01, or its successor, calculated from the date of the execution of the Section 37 Agreement to the date the payment is made; and

d) in the event the cash contributions referred to in Recommendations 4 a) and 4 b) above has not been used for the intended purpose within three (3) years of the amending zoning by-law coming force and effect, the cash contributions 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.

5. City Council direct that the following matters also be secured in the Section 37 Agreement as a legal convenience in support of the development:

a) 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.

b) Prior to the earlier of Site Plan Approval or the first building permit for shoring and excavation, the owner shall submit the following materials for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services:

- i) Updated Functional Servicing Report;
- ii) Updated Hydrogeological Assessment Report;
- iii) Servicing Report Groundwater Summary Form; and
- iv) Hydrogeological Review Summary Form.

c) Prior to the earlier of Site Plan Approval or the first building permit for shoring and excavation, the owner shall submit an application to Toronto Water, Environmental Monitoring and Protection Unit and obtain discharge approval under MCC 681-6.

d) Prior to the earlier of Site Plan Approval or the first building permit for shoring and excavation, the owner shall pay for and construct any improvements to the municipal infrastructure in connection with the Functional Servicing and Stormwater Management Report, to be resubmitted for review and acceptance by the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements to such infrastructure are required to support this development.

e) The owner shall construct and maintain the development of the site in accordance with Tier 1, Toronto Green Standard, and the owner will be encouraged to achieve Tier 2, Toronto Green Standard, or higher, consistent with the performance standards of Toronto Green Standards applicable at the time of the site plan application for each building on the site.

6. 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 14 Duncan Street and 180 to 188 Pearl Street 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

At its meeting on November 3 and 4, 2015, City Council adopted a City-initiated Official Plan Amendment (OPA 297) setting out development criteria in a Site and Area Specific Policy for the block bounded by John Street, Adelaide Street West, Duncan Street and Pearl Street, which includes the subject site. This decision was appealed to the Ontario Municipal Board by the owner of 257 Adelaide Street West, however the appeal was dismissed, and OPA 297 is in force. The City Council decision is available at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE11.2>

A Preliminary Report on the zoning amendment application was adopted by Toronto and East York Community Council on November 14, 2017 authorizing staff to hold a Community Consultation Meeting with an expanded notification area. The Toronto and East York Community Council Decision is available at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE28.35>

At its meeting of April 6 and 7, 2022, Council stated its intention to designate the property at 14 Duncan Street under Part IV, Section 29 of the Ontario Heritage Act, as being of cultural heritage value or interest. The City Council decision is available at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH32.12>

SITE AND SURROUNDING AREA

Description: The site is located at the northwest corner of Duncan Street and Pearl Street. It is rectangular in shape with approximately 21 metres of frontage on Duncan Street and 91 metres of frontage on Pearl Street, and is 1,926 square metres in size. The westerly edge of the site is subject to an access easement in favour of the abutting property at 263 Adelaide Street West. The site is currently occupied by a 3 to 4-storey commercial building which is listed on the City's Heritage Register and identified as a contributing property in the King-Spadina Heritage Conservation District Plan, containing office, restaurant and night club uses.

Official Plan Designation: The site is designated Regeneration Areas in the Official Plan Land Use Map, Mixed Use Areas 1 – Growth in the Downtown Plan, and is subject to Site and Area Specific Policy 3 (OPA 297) of the King-Spadina Secondary Plan. See Attachment No. 3 to this report for the Official Plan Land Use Map, Attachment No. 4 for the Downtown Plan Mixed Use Areas Designations Map and Attachment No. 6 for the King-Spadina Secondary Plan Height Transition Zones.

Zoning: The site is zoned Reinvestment Area (RA) under Zoning By-law 438-86 and Commercial Residential Employment (CRE) (x74) under Zoning By-law 569-2013 with a height limit of 30 metres. See Attachment No. 5 to this report for the Existing Zoning By-law Map.

Surrounding Land Uses:

North: To the north are a 5-storey mixed-use heritage building at 263 Adelaide Street West with permissions for a 47-storey mixed-use redevelopment, a 6-storey mixed use building and a 3-storey commercial heritage building. On the north side of Adelaide Street West is Toronto Fire Station 332, which is the subject of a proposal for a 61-storey redevelopment (Application 21 249716 STE 10 OZ).

South: South of Pearl Street are 4 to 5 storey mixed-use buildings including the Princess of Wales theatre, which, as part of the approved development at 266-270 King Street West, has permissions for a Frank Gehry-designed 84-storey tower on the west side of Duncan Street and a 73-storey tower on the east side of Duncan Street.

East: East of Duncan Street is 15 Duncan Street, a 3 1/2-storey commercial heritage building which has permissions for a 59-storey mixed use redevelopment. Northeast of the subject site is a 5 1/2-storey commercial heritage building which also has permissions for a 59-storey mixed use redevelopment.

West: To the west is a 48-storey mixed use building at 283 Adelaide Street West. Further west on the southwest corner of Adelaide Street and John Street is a 43-storey mixed-use building, with additional tall buildings beyond.

THE APPLICATION

Description: A 48-storey (156.7 metres, inclusive of the rooftop mechanical penthouse) mixed-use building, incorporating the heritage buildings at 14 Duncan Street and 180 Pearl Street and replacing the building at 184 and 188 Pearl Street with a new five-storey addition.

Density: 17.4 times the area of the lot.

Dwelling Units and Amenity Space: 369 residential dwelling units are proposed, comprised of 246 one-bedroom units (67%), 82 two-bedroom units (22%) and 41 three-bedroom units (11%). A total of 1,476 square metres of amenity space (4.0 square metres per unit) is proposed, consisting of 791 square metres of indoor amenity space (2.1 square metres per unit) and 685 square metres of outdoor amenity space (1.9 square metres per unit).

Non-residential Uses: The proposal includes 564 square metres of retail floor space located on the ground level along the Duncan Street frontage, and 6,041 square metres of office floor space.

Access, Mobility and Loading: The proposal includes a total of 410 bicycle parking spaces (60 short-term, 334 long-term for residents and 16 long-term for retail and office tenants). Also proposed are a total of 126 vehicular parking spaces (102 parking spaces for residents and 24 for the shared use of visitors, retail and office tenants) in a four-level underground parking garage accessed by car elevators, and one Type G and one Type B loading space.

Additional Information

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

The current proposal incorporates revisions from the original application as summarized below:

- Increased tower setback from Duncan Street above the heritage building from 5 metres to 6-to-7 metres;
- Increased height of tower "waist" cantilevered element from approximately 5 metres to 8.2 metres above the heritage building to reduce the visual impact of the tower on the heritage building;
- Reduced streetwall height along Pearl Street from 5 to 4 storeys to align with heritage building streetwall;
- Reduction in gross floor area from 27,894 square metres to 26,548 square metres;
- Inclusion of 3-bedroom units meeting Growing-Up Guideline unit size criteria;
- Changes to the ground level configuration to improve access to visitor bicycle parking, loading space manoeuvring, provide for car elevator queuing and reduce driveway curb cut widths.

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, bike parking, vehicle parking and loading to implement the development.

Site Plan Control

The proposal is subject to Site Plan Control. As of the date of this report, a Site Plan Control application has not yet been submitted.

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, 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 Community Consultation Meeting was held on October 24, 2017, with approximately 20 members of the public in attendance. 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:

- Suggestions that fewer levels of parking be required.
- Concerns with access in case of parking elevator failures.
- Concern about the number of proposed towers in the area, and wind impacts.
- The importance of providing adequate setbacks and separation distances.
- Question about the capacity of EMS and other community facilities to ensure the Downtown's population is adequately served.

The issues raised through community consultation have been considered through the review of the application. Comments with respect to the proposed built form, wind impacts, parking access and community facilities are addressed in the Comments section below. The detailed building design, including proposed materials, and the construction management plan will be addressed during the Site Plan Control review process.

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 reviewed and evaluated against the PPS and the Growth Plan. Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

Downtown Plan

The Downtown Plan was approved as Official Plan Amendment 406, and applies to all applications deemed complete after June 5, 2019. The Plan provides a comprehensive and integrated policy framework to shape growth in Toronto's fast-growing Downtown over the next 25 years, and a blueprint to align growth management with the provision of infrastructure, sustain liveability, achieve complete communities, and ensure there is space for the economy to grow.

The zoning amendment application was deemed complete prior to July 5, 2019, and is therefore not subject to the Downtown Plan, however Staff have worked with the applicant to achieve the Downtown Plan's objectives to the extent possible.

The Downtown Plan designates the site as Mixed Use Areas 1 - Growth. Relevant Downtown Plan policies include:

- In Mixed Use Areas 1, development 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;
- Sites within 500 metres of existing and planned rapid transit stations will prioritize development of a diverse mix of uses of sufficient intensity to optimize support for existing and planned transit;
- Development will demonstrate a high standard of heritage conservation.

The Downtown Plan can be found at:

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

King-Spadina Heritage Conservation District

At its meeting of October 2, 2017, Toronto City Council adopted TE26.14 thereby designating the King-Spadina Heritage Conservation District Plan under Part V of the Ontario Heritage Act as the district plan for the King-Spadina Heritage Conservation District. The property at 14 Duncan Street is identified as a contributing heritage property in the King-Spadina HCD Plan. This plan is not currently in force and effect as it is the subject of appeals.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

Land Use

This application has been reviewed against the Official Plan Regeneration Areas policies, Downtown Plan policies, in-force King-Spadina Secondary Plan policies, Council-adopted updated King-Spadina Secondary Plan policies, and Official Plan Amendment 231 employment policies, as well as the policies of the Toronto Official Plan as a whole. The applicable policy framework generally encourages the development of a diverse mix of uses within this area, including the addition of new residential uses and the retention of non-residential uses, especially in proximity to higher order transit service.

The proposed development is located within 500 metres of the Osgoode and St. Andrew Subway Stations and integrates the existing heritage building into its base with

a tower constructed above. The base building will contain office and retail uses totalling 6,605 square metres, which represents more than full replacement of the existing 6,390 square metres of non-residential gross floor area. The tower component of the building would contain 369 new residential units, representing appropriate diversification of uses within the Downtown Plan's Mixed Use Area 1 – Growth designation.

City Planning staff advise that the proposal conforms with the applicable Official Plan policies with respect to provision of a diverse mix of uses and the retention and replacement of non-residential floor space, especially for office uses, in proximity to higher order transit.

Built Form

The proposal conforms with the applicable Official Plan policies with respect to built form, massing and harmonious relationship with its planned context. The built form policies of the Official Plan, Downtown Plan, in-force King-Spadina Secondary Plan, and Council-adopted updated King-Spadina Secondary Plan, as well as the Tall Building Design Guidelines, provide direction and performance standards to ensure that tall buildings are appropriately sited and make a positive contribution to the built environment and the public realm. The height, massing and design of tall buildings should define the public realm with good street proportion, provide for comfortable sun and wind conditions within the public realm, and maintain access to light, views and privacy for neighbouring properties.

Site and Area Specific Policy 3 of the King-Spadina Secondary Plan, approved as OPA 297, permits the development of three tall buildings within the block bounded by Adelaide, Duncan, Pearl and John Streets, and provides direction regarding their form. OPA 297 directs that development should respect and reinforce the heritage character of the block, permits a maximum height of 157 metres inclusive of mechanical elements, maximum tower floorplates of 700 square metres and a minimum separation distance of 20 metres between towers.

The design of this proposed tall building is comprised of a base, a middle "waist" and a tower component, and has an overall height of 48 storeys (156.7 metres including the rooftop mechanical penthouse). The base building incorporates the east and south elevations of the original heritage buildings, with a new five-storey addition in the western part of the site, which steps back above the fourth storey to maintain the heritage building's four-storey streetwall along Pearl Street. The tower component is set back 6 to 7 metres from Duncan Street and 1.2 metres from Pearl Street. Its surface incorporates light glass in irregular rounded draping forms, intended to reduce its visual weight and distinguish it from the solid masonry of the heritage building below. The tower is 20 metres from the closest adjacent tall building in the block at 263 Adelaide Street West, and has a maximum floorplate of 670 square metres. The tower component is vertically separated from the heritage building below by a recessed "waist" section with a height of 8.2 to 11 metres, which steps back 8 metres from the Duncan Street façade and 4 metres from the Pearl Street façades of the heritage building.

The proposed tall building location, height and massing, and the design of the base building conforms to the Official Plan built form policies, including the block-specific policies of OPA 297, and fulfils the intent of the Tall Building Design Guidelines.

Heritage

The proposal conforms with the applicable Official Plan policies with respect to heritage conservation.

The site is located within the King-Spadina Heritage Conservation District, which is under appeal, and is identified as a contributing property in the King-Spadina HCD Plan. At its meeting of April 6 and 7, 2022, City Council stated its Intention to Designate the property under Part IV of the Ontario Heritage Act. A report recommending that City Council approve alterations to the heritage property is proceeding concurrently with this Final Report.

The property contains the three-storey building constructed in 1902 for the Telfer Paper Box Company to the designs of Toronto architects Gregg and Gregg. The facility was expanded in 1906 by Wickson and Gregg, and again in 1925 when a fourth storey and a further westward extension was added to this wing. In 1989, the property was extensively renovated for commercial use, with a new addition atop the original building resulting in a uniform 4-storey height, the loss of the 1925 extension, and extensive alterations to the building façades, window and ground floor openings.

The proposal would rehabilitate the historic building facades along both Duncan and Pearl Streets to more closely reflect the original design. The 4th storey addition above the original building at Duncan Street would be removed and the missing original cornice would be restored based on historic photographs and drawings. Previously enlarged window openings on the east and south elevations would be reduced and reinstated with brick and punched windows, and the ground floor storefronts would be redesigned in a more sensitive manner. Metal cladding from the 1989 renovation would be removed and a new glass link would replace the current glazing between the original building and its 1906 addition. A portion of the original building's north wall would also be dismantled and reconstructed to facilitate construction of the below-ground levels.

Given the substantial interventions that have taken place to date, staff advise that the proposal would bring the buildings, in particular the original building facing onto Duncan Street, closer to their original design and will better contribute to the historic context of the area.

Public Realm

The proposed building incorporates the existing heritage buildings upon the site which have a 0 metre setback from Duncan Street and Pearl Street. The new base building in the westerly half of the site would also have a 0 metre setback in order to define a continuous streetwall along Pearl Street. Ground floor uses including retail or restaurant space will be located along Duncan Street presenting an animated frontage. The office lobby and short-term bicycle parking will be located along Pearl Street, further activating the street with users.

The Landscape Concept Plan shows no new street trees within the public realm adjacent to the site due to the limited space available within the narrow Pearl Street right-of-way and conflicts with utilities along the Duncan Street frontage. Opportunities to reconfigure Duncan Street to provide additional pedestrian space in conjunction with other nearby developments, and to replace and augment the street tree canopy along both Duncan and Pearl Streets, will be explored as part of detailed streetscape design during the Site Plan Control process.

Wind Impact

A Pedestrian Level Wind Study and addendums were submitted in support of the application. The study indicates that development of the proposal would result in improved ground level wind conditions at many locations, with occasional localised areas of higher pedestrian level winds. Wind conditions in the vicinity would generally be comfortable and appropriate to the areas' intended purpose, however localised areas would continue to experience existing uncomfortable elevated wind conditions.

Further analysis by the applicant's wind consultant of an ultimate future scenario incorporating the approved and proposed developments in the area indicates that, based on currently available information, the cumulative effect of redevelopment in the area will result in considerably more comfortable and safer conditions than existing, and that there will not be safety exceedance issues along Duncan Street and Pearl Street.

The retail entrance along Duncan Street will require mitigation to be suitable for its intended use. The rooftop outdoor amenity spaces will also require mitigation, but are expected to be suitable for sitting or other passive activities throughout the spring and summer with the installation of landscaping and screening measures.

City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained within the study. Appropriate mitigation measures will be secured through the Site Plan Control process.

Unit Mix

A total of 369 residential units are proposed, consisting of 246 one-bedroom units (66.7%), 82 two-bedroom units (22.2%), and 41 three-bedroom units (11.1%), comprising 26,601 square metres of residential gross floor area.

The proposed unit mix meets the policy direction of the Official Plan to provide a full range of housing and meets the unit mix objectives of the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines (Growing Up Guidelines) to provide a minimum of 15% two-bedroom units and 10% three-bedroom units within new developments. Furthermore, the proposal also supports the unit size objectives of the Growing Up Guidelines, with 41 of the two-bedroom units being at least 76 square metres and 8 of the three-bedroom units being at least 100 square metres in area.

Amenity Space

A total of 791 square metres of indoor amenity space (2.1 square metres per unit) would be provided on the 6th and 7th floors, with 685 square metres of rooftop outdoor amenity space (1.9 square metres per unit) provided on the 6th floor. The proposed outdoor and indoor amenity space meet the intent of the Zoning By-law requirements.

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 process.

Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. The City of Toronto Parkland Strategy is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The Strategy includes a new methodology to measure and assess parkland provision, using the baseline of residential population against the area of parkland available across the city. According to the Strategy's methodology, the development site is currently in an area with 0 to 4 m² of parkland per person, which is in the lowest quintile of current provision of parkland, and below the city-wide average provision of 28 m² of parkland per person (2016). The site is in a parkland acquisition priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through a cash-in-lieu payment. The residential component of this proposal is subject to a 10% parkland dedication while the non-residential component is subject to a 2% parkland dedication.

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.

Tree Preservation

The proposal recommends the removal of one tree located within the City's Duncan Street right-of-way. This honey locust tree is situated beside the front entrance of the building within an in-ground planter directly abutting an underground utility vault and conduits, and the applicant's arborist advises that the tree is under severe stress and may be in a state of irreversible decline.

Urban Forestry staff advise that the applicant will need to submit an application requesting permission to injure or destroy the tree in question, and that the permit to destroy will not be granted if they are unable to plant required replacement trees back on the road allowance or provide replacement tree(s) in another suitable location to the satisfaction of the General Manager, Parks, Forestry and Recreation.

Access, Mobility and Loading

The proposal includes two vehicular access points along the western half of its Pearl Street frontage, one for shared loading/parking access and one for parking egress. The parking egress runs along the site's western boundary and will also be used by vehicles exiting the abutting development to the north at 263 Adelaide Street West.

A total of 410 bicycle parking spaces are proposed including 60 short-term bicycle parking spaces on the ground floor accessed from Pearl Street, and 334 long-term spaces for residents and 16 long-term spaces for non-residential users located within secured rooms on the P1 level. A two-stall shower/change facility is provided within the non-residential long-term bicycle parking room on the P1 level. The proposed bicycle parking spaces comply with the by-law requirements.

A total of 126 vehicular parking spaces, consisting of 102 spaces for residents and 24 spaces for the shared use of visitors, retail and office tenants, are proposed in a four-level underground parking garage which would be accessed using two car elevators at the west end of the property. Two loading spaces are proposed, consisting of one Type G loading space and one Type B loading space.

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

Servicing and Stormwater Management

In their review of submitted materials, Engineering and Construction Services staff identified several items for clarification, including the need for an updated Functional Servicing Report, Hydrogeological Report, Servicing Report Groundwater Summary Form, and Hydrogeological Review Summary Form, and an application to obtain discharge approval under MCC 681-6. These materials have already been submitted by the applicant and are currently under review by applicable City staff.

As a condition of approval, Engineering and Construction Services staff also recommend that the owner be required to enter into a financially secured agreement for the construction of any improvements to the municipal infrastructure, should it be determined that upgrades and road improvements are required to support the development, according to a revised Functional Servicing Report, accepted by the Chief Engineer and Executive Director, Engineering and Construction Services.

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), and the Official Plan. 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, particularly as it relates to the provision of an appropriate mix of residential and non-residential uses, the conservation of heritage resources, tall building locations within the block, and a built form which provides an appropriate relationship to its surrounding context. Staff recommend that Council approve the application.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Downtown Plan Mixed Use Areas Map
Attachment 5: Existing Zoning By-law Map
Attachment 6: Updated King-Spadina Secondary Plan Height Transition Zones
Attachment 7: Site Plan
Attachment 8: Elevations
Attachment 9: 3D Model of Proposal in Context – Northeast
Attachment 10: 3D Model of Proposal in Context - Southwest
Attachment 11: Draft Zoning By-law Amendment

Attachment 1: Application Data Sheet

Municipal Address: 14 DUNCAN ST **Date Received:** May 15, 2017

Application Number: 17 159868 STE 20 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By-law Amendment to permit a 48-storey mixed-use building containing a 5-storey base building and 4 levels of underground parking. The proposed development contains 369 residential dwelling units, 564 sq.m of ground floor retail space and 6,041 sq.m of office floor space. The parking levels contain 126 vehicle parking spaces accessed by 2 car elevators, with 344 bicycle parking spaces located at-grade and on the P1 level.

| | | | |
|--------------------------|--------------|----------------------------------|------------------|
| Applicant | Agent | Architect | Owner |
| JOHNSTON LITAVSKI LTD | | Quadrangle Architects Limited | ARTHUR CAPLAN |

EXISTING PLANNING CONTROLS

| | | | |
|----------------------------|--------------------|--------------------------|------------|
| Official Plan Designation: | Regeneration Areas | Site Specific Provision: | OPA 297 |
| Zoning: | RA | Heritage Designation: | Y |
| Height Limit (m): | 30 | Site Plan Control Area: | Y |

PROJECT INFORMATION

Site Area (sq m): 1,926 Frontage (m): 21 Depth (m): 91

| Building Data | Existing | Retained | Proposed | Total |
|-----------------------------|-----------------|---------------------------|-----------------|---------------|
| Ground Floor Area (sq m): | 1,719 | | 1,247 | 1,247 |
| Residential GFA (sq m): | | | 26,602 | 26,602 |
| Non-Residential GFA (sq m): | 7,429 | | 6,765 | 6,765 |
| Total GFA (sq m): | 7,429 | | 33,367 | 33,367 |
| Height - Storeys: | 4 | | 48 | 48 |
| Height - Metres: | 13 | | 156.7 | 156.7 |
| Lot Coverage Ratio (%) | 64.73 | Floor Space Index: | 17.4 | |

| Floor Area Breakdown | Above Grade (sq m) | Below Grade (sq m) |
|-----------------------------|---------------------------|---------------------------|
| Residential GFA: | 26,494 | 108 |
| Retail GFA: | 564 | |
| Office GFA: | 6,041 | 160 |
| Industrial GFA: | | |
| Institutional/Other GFA: | | |

| Residential Units by Tenure | Existing | Retained | Proposed | Total |
|------------------------------------|-----------------|-----------------|-----------------|--------------|
| Rental: | | | 369 | 369 |
| Freehold: | | | | |
| Condominium: | | | | |
| Other: | | | | |
| Total Units: | | | 369 | 369 |

Total Residential Units by Size

| | Rooms | Bachelor | 1 Bedroom | 2 Bedroom | 3+ Bedroom |
|---------------------|--------------|-----------------|------------------|------------------|-------------------|
| Retained: | | | | | |
| Proposed: | | | 246 | 82 | 41 |
| Total Units: | | | 246 | 82 | 41 |

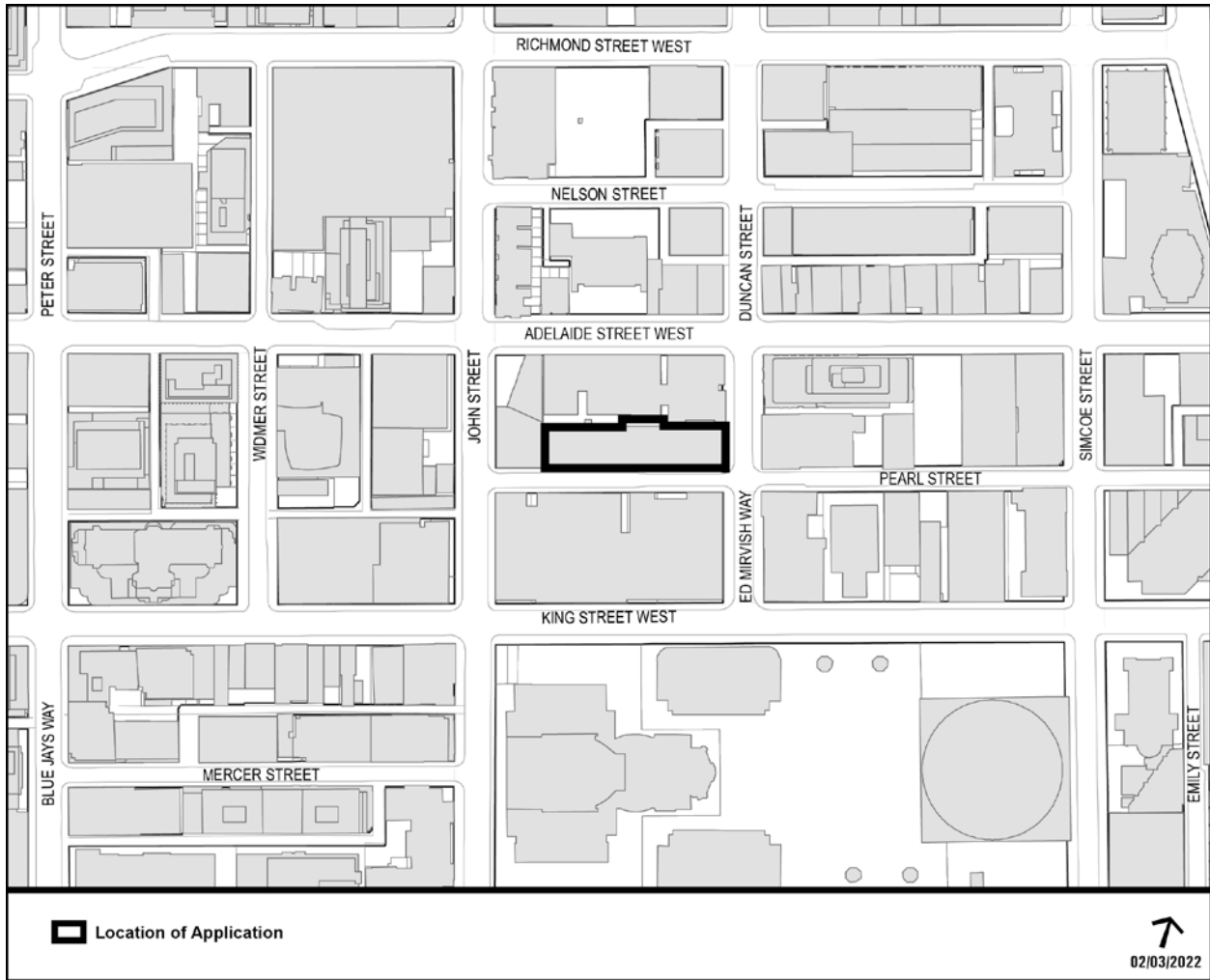
Parking and Loading

| | | | | | |
|-----------------|-----|-------------------------|-----|----------------|---|
| Parking Spaces: | 126 | Bicycle Parking Spaces: | 410 | Loading Docks: | 2 |
|-----------------|-----|-------------------------|-----|----------------|---|

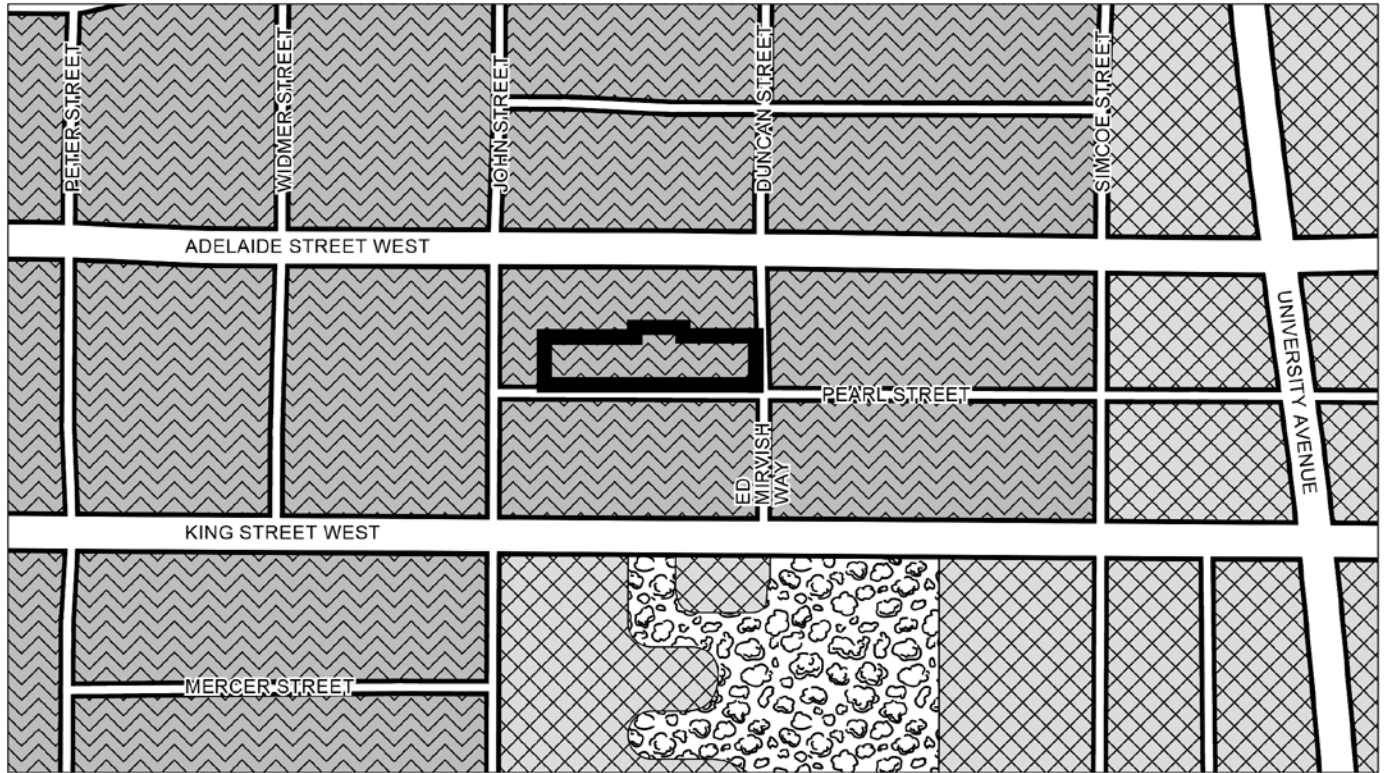
CONTACT:

John Duncan, Planner
(416) 392-1530
John.Duncan@toronto.ca

Attachment 2: Location Map








Attachment 3: Official Plan Land Use Map



Extract from Official Plan

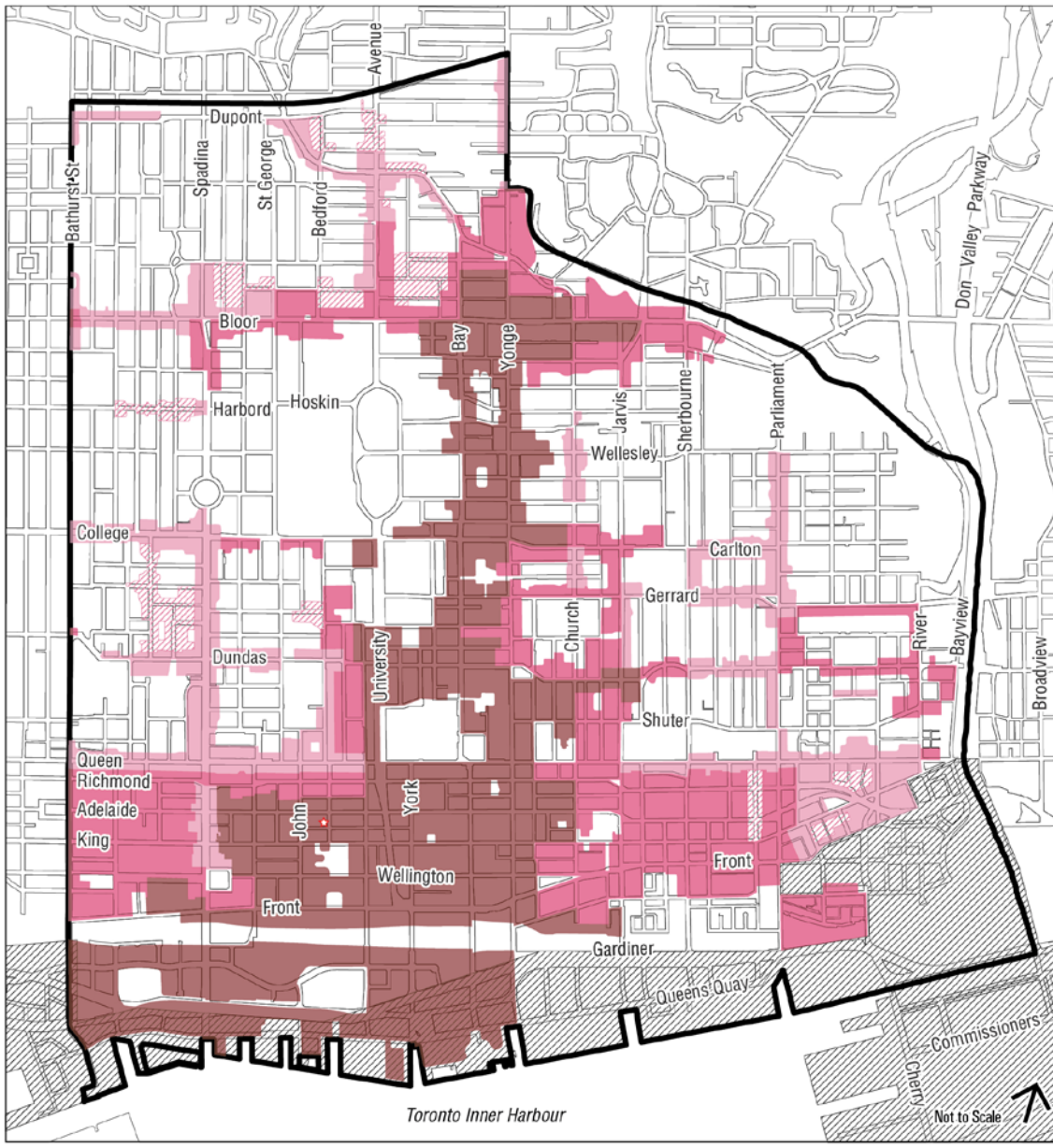
14 Duncan Street and 180-188 Pearl Street

File # 17 159868 STE 20 0Z

- | | |
|--|--|
|  Site Location |  Parks & Open Space Areas |
|  Mixed Use Areas |  Other Open Space Areas |
|  Regeneration Areas | |

↑
Not to Scale
09/29/2017

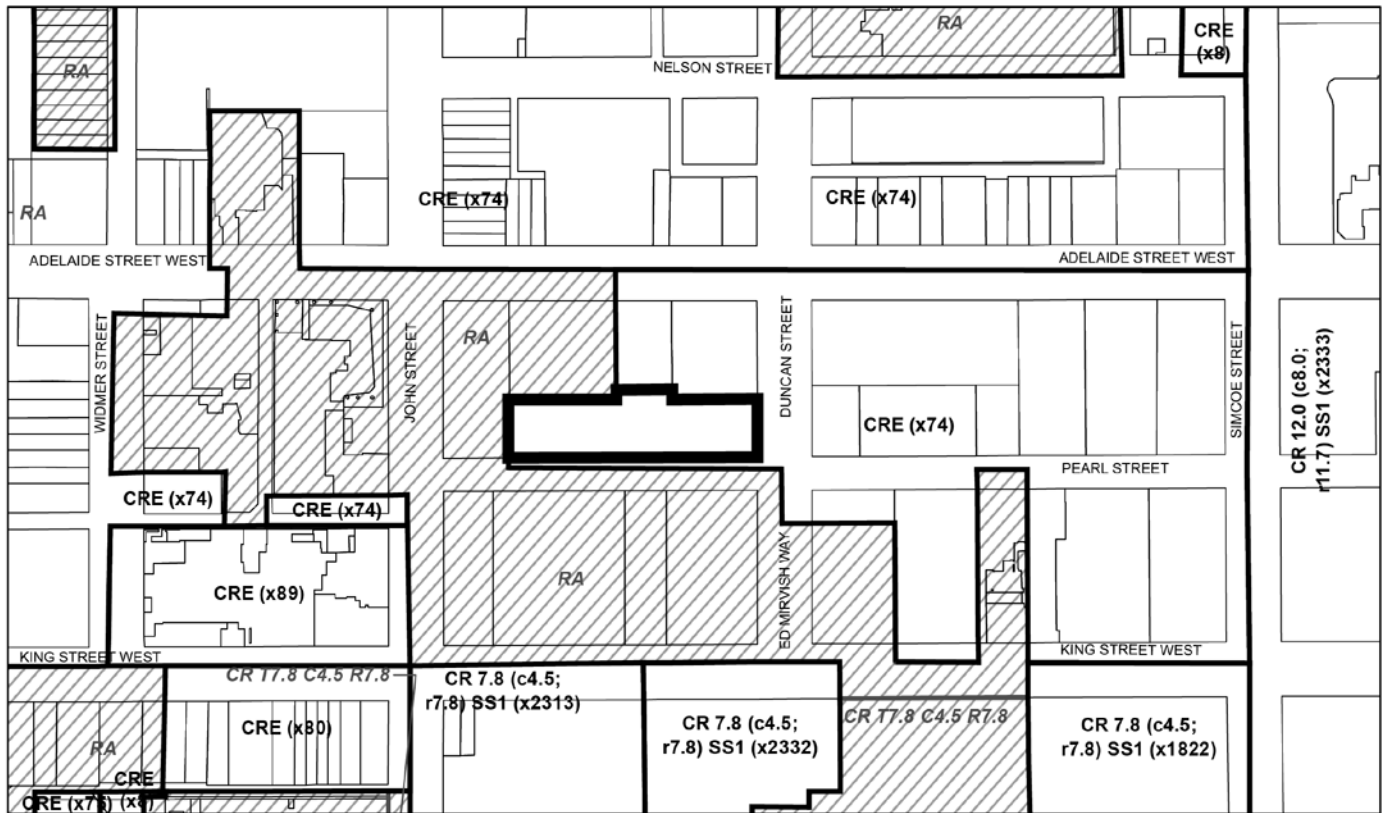
Attachment 4: Downtown Plan - Mixed Use Areas



Downtown Plan
MAP 41-3 Mixed Use Areas

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

Attachment 5: Existing Zoning By-law Map



Zoning By-Law No. 569-2013

14 Duncan Street and 180-188 Pearl Street

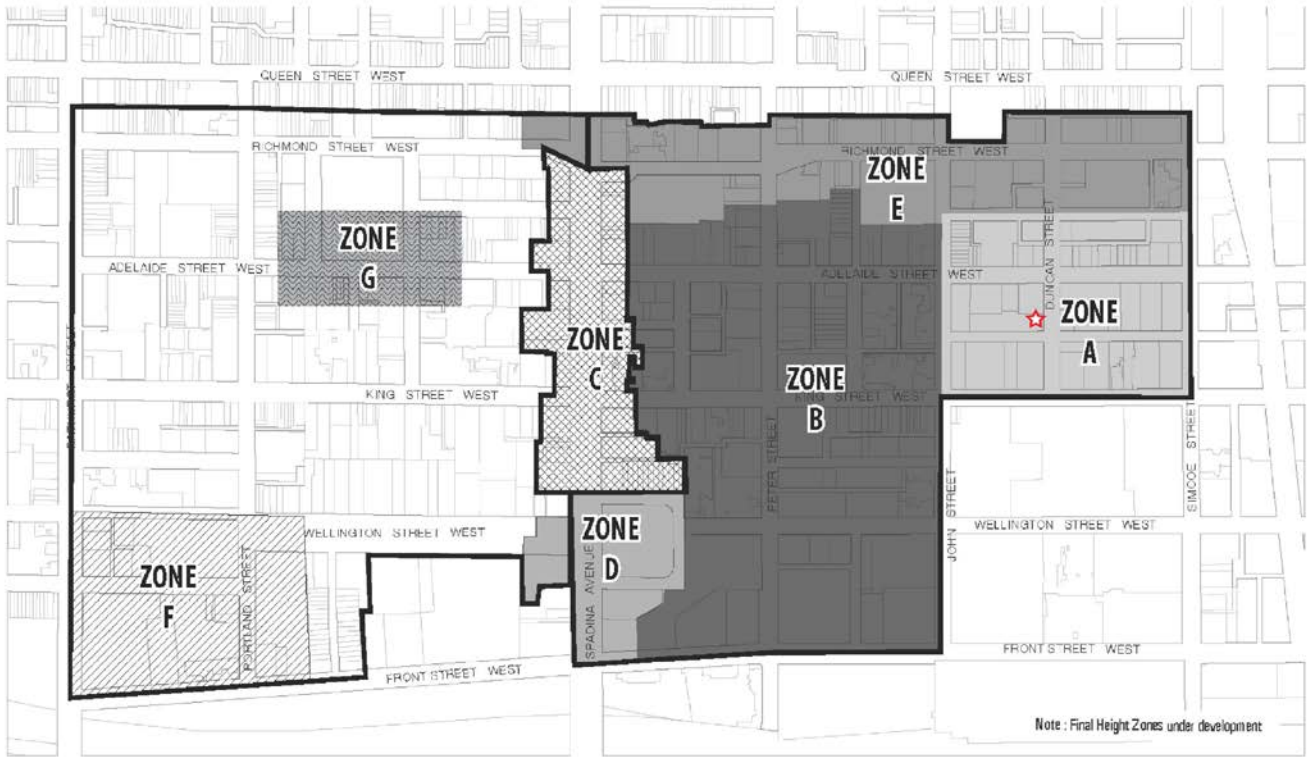
File # 17 159868 STE 20 OZ

- Location of Application
- See Former City of Toronto By-Law No. 438-86
- CR Commercial Residential
- CRE Commercial Residential Employment
- CR Mixed-Use District
- RA Mixed-Use District



Not to Scale
Extracted: 08/29/2017

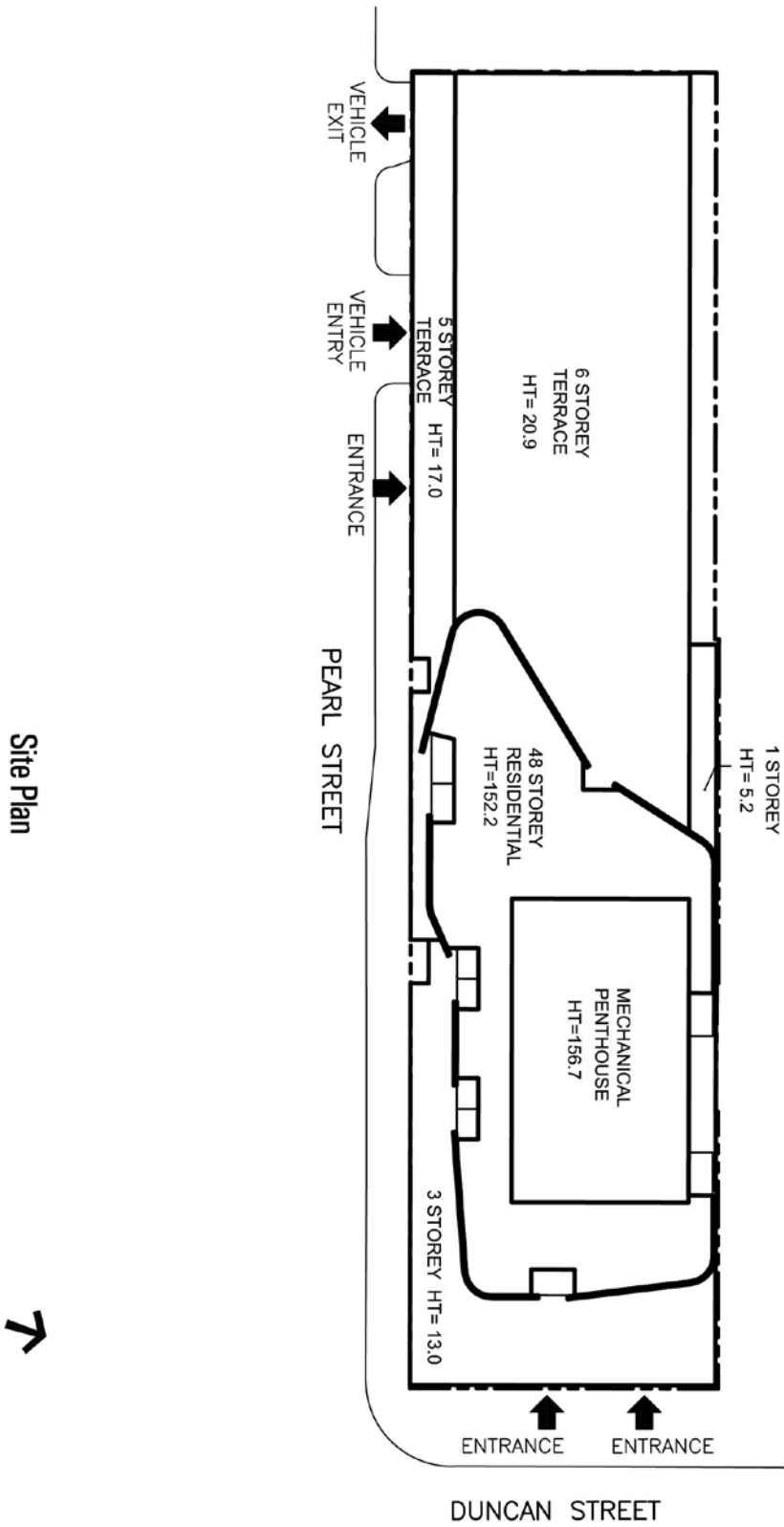
Attachment 6: Updated King-Spadina Secondary Plan - Height Transition Zones



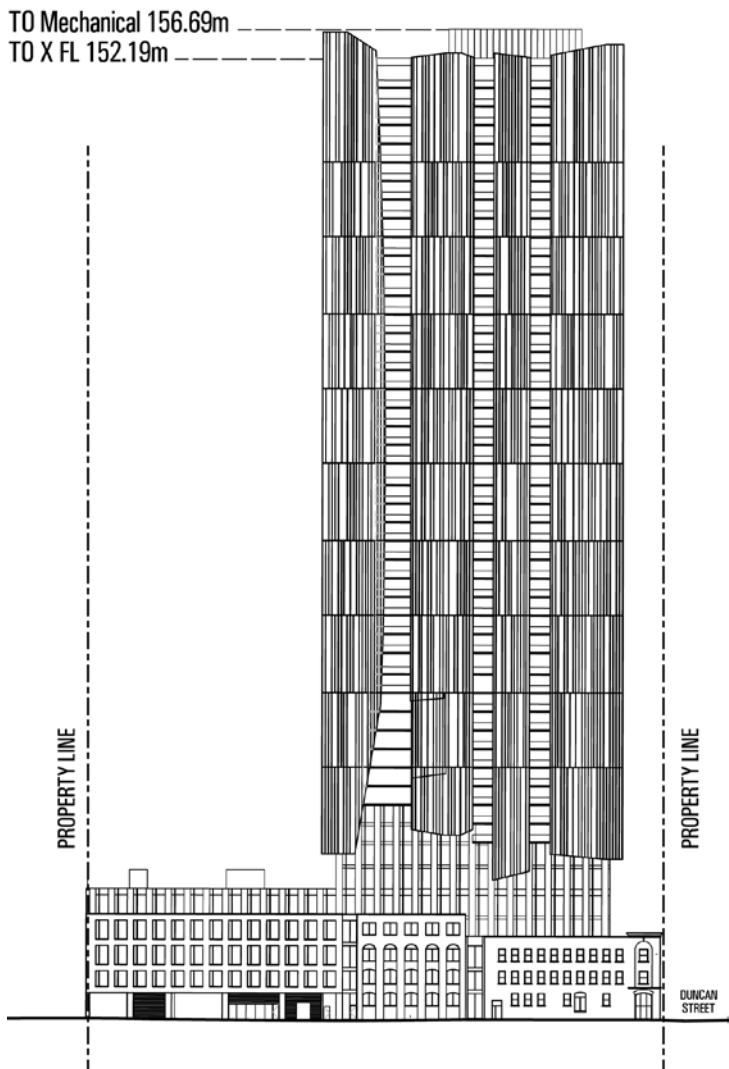
King-Spadina Secondary Plan
MAP 16-4 Height Transition Zones

- Secondary Plan Boundary
- Location of Application

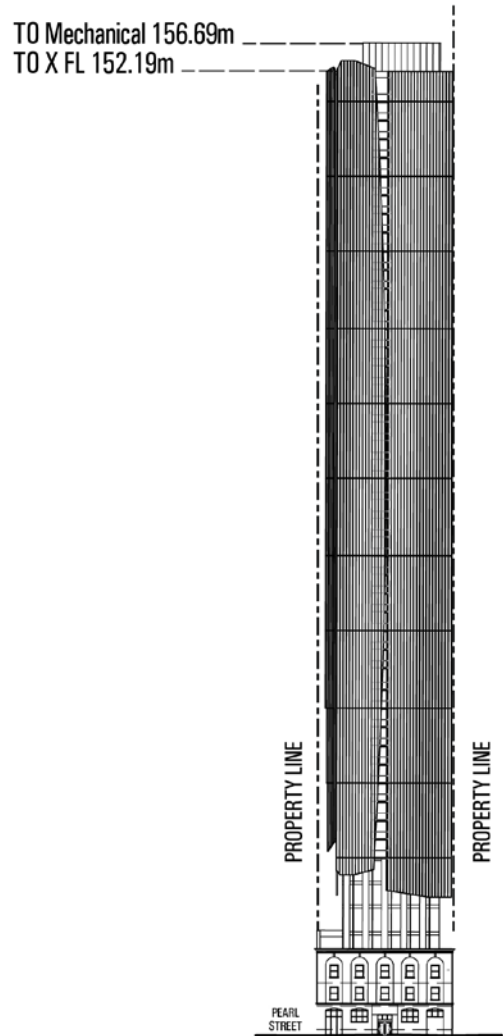
Attachment 7: Site Plan



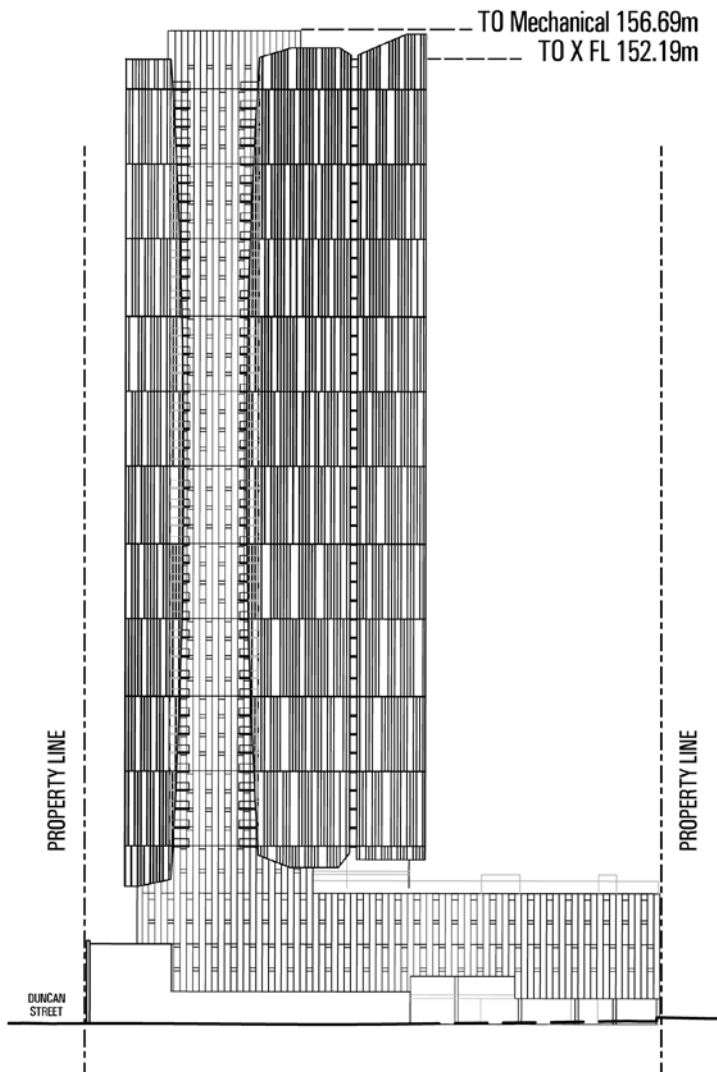
Attachment 8: Elevations



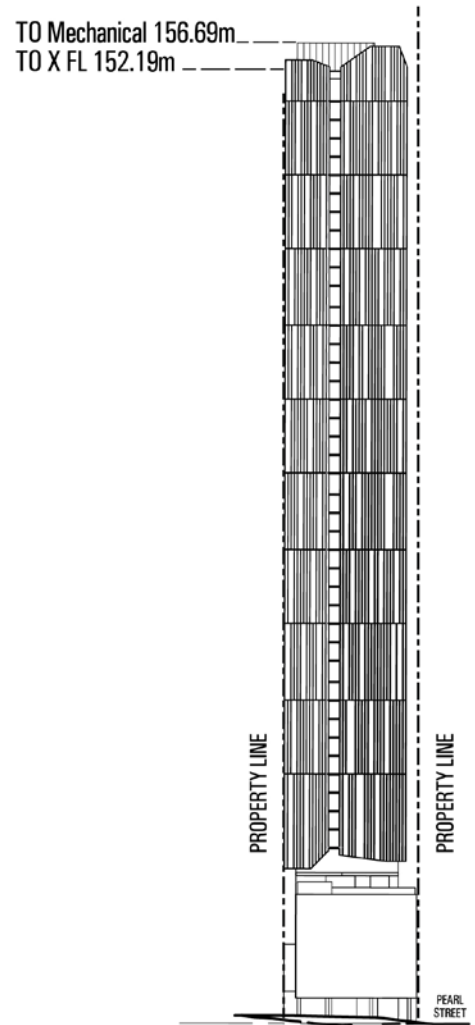
South Elevation



East Elevation



North Elevation



West Elevation

Attachment 9: 3D Model of Proposal in Context – Northeast



Attachment 10: 3D Model of Proposal in Context – Southwest



Attachment 11: Draft Zoning By-law Amendment

The draft By-law will be made available on or before the June 29, 2022 Toronto and East York Community Council Meeting.