

495 Front Street East (Block 13 in the West Don Lands Precinct Plan) – Zoning Amendment Application – Preliminary Report

Date: June 10, 2022
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York District
Ward: 13 - Toronto Centre

Planning Application Number: 22 137892 STE 13 OZ

Related Applications: 22 137890 STE 13 SA

SUMMARY

This report provides information and identifies a preliminary set of issues for the Zoning By-law Amendment application located at 495 Front Street East for a mixed use building ranging in height from 7 to 13-storeys, with a 31-storey tower located at the south-west corner of the site. The proposal includes 279 parking spaces and 898 bicycle parking spaces.

Staff are currently reviewing the application, which 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 495 Front 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 on the south side of Front Street East, west of Bayview Avenue, north of Mill Street and east of Tannery Road. The site is 7,555 square metres in area, with the following frontages: 73.7 metres on Front Street East, 72.7 metres on Bayview Avenue, 99.0 metres on Mill Street and 102.2 metres on Tannery Road.

Existing Uses: The site is currently vacant and being used as a construction staging area for other developments.

Official Plan Designation: The site is located within the Downtown and Central Waterfront area on Map 2 of the Official Plan. The site is designated Regeneration Areas on Map 18 of the of the Official Plan.

Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Central Waterfront Secondary Plan: The site is designated Regeneration Areas on Map E of the Central Waterfront Secondary Plan. Regeneration Areas within the Central Waterfront Secondary Plan area are generally subject to Precinct Implementation Strategies.

The Central Waterfront Secondary Plan may be found here: https://www.toronto.ca/wp-content/uploads/2019/02/8e22-CityPlanning_2006-OP_CWSP_Final.pdf

The West Don Lands Precinct Plan further articulates the policies of the Central Waterfront Secondary Plan for the West Don Lands. The Precinct Plan provides guidelines for the implementation of public infrastructure as well as the built form of new development. The site is identified as Block 13 in the Precinct Plan.

King-Parliament Secondary Plan: The site is designated Regeneration Area 'B' (West Don Lands) on Map 15-1 of the in-force King-Parliament Secondary Plan. Lands in Regeneration Area 'B' permit residential, live/work, commercial, industrial, light industrial, institutional, recreational and open space uses.

The in-force King-Parliament Secondary Plan may be found here: <https://www.toronto.ca/wp-content/uploads/2017/11/9063-cp-official-plan-SP-15-KingParliament.pdf>

A new King-Parliament Plan was adopted by City Council in May 2021; however, it has been appealed to the Ontario Land Tribunal in its entirety and therefore not in-force.

Zoning: The site is zoned RA under the City of Toronto Zoning By-law 438-86 with varying height limits of 36 metres along the Front Street East and Bayview Avenue frontages, 26 metres along the Mill Street frontage, and 20 metres along the Tannery Road frontage. The RA zone permits a wide range of uses including residential, office, retail, institutional and industrial uses. Exception 12(1) 485 contains the specific zoning provisions for the West Don Lands - Phase 2, including locations where towers are permitted beyond the height limits specified above. One tower with a maximum height of 48 metres is permitted on the site at the corner of Front Street East and Bayview Avenue.

The site is not subject to the new City-wide Zoning By-law 569-2013.

THE APPLICATION

Complete Application Submission Date: April 26, 2022

Description: The application proposes to construct a mixed use building ranging in height from 7 to 13-storeys, with a 31-storey tower located at the south-west corner of the site.

Density/Floor Space Index: The application proposes a density of 8.47 times the area of the site.

Dwelling Units and Amenity Space: There are 859 dwelling units proposed, consisting of 35 studio units (4%), 491 one-bedroom units (57%), 246 two-bedroom units (29%), and 87 three-bedroom units (10%). A total of 1,429 square metres of indoor amenity space and 3,530 square metres of outdoor amenity space is proposed for residents.

Non-residential Uses: The application proposes 963 square metres of retail uses fronting onto Front Street East.

Access, Parking, and Loading: Access to the 2-level underground garage, containing 279 vehicle parking spaces (157 residential, 122 commercial/visitor) and 898 bicycle parking spaces, is proposed from Tannery Road. One Type 'G' and two Type 'C' loading spaces are proposed.

Additional Information: See Attachments 1, 2, 3, and 6 of this report for a location map, three-dimensional representation of the project in context, a site plan of the proposal, and the proposal statistics 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: <https://www.toronto.ca/495FrontStE>

Reasons for the Application: The Zoning By-law Amendment application proposes to amend Zoning By-law 438-86 to vary performance standards including: building height; building setbacks; gross floor area; vehicular parking; loading space requirement; and residential amenity space requirement. 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 was submitted on April 25, 2022.

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to the applicable City divisions and public agencies for comment. Staff will review the application to determine its 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.

At this stage in the review, the following preliminary issues have been identified:

- whether the proposal achieves the objectives of the Official Plan and the West Don Lands Precinct Plan;
- whether the proposed height and massing is suitable for the site;
- the quality and appropriateness of the public realm;
- shadow impacts of the proposed development, including shadowing on the surrounding public realm and nearby parks and open spaces;
- pedestrian level wind conditions;
- noise and vibration impacts from nearby transportation and rail facilities;
- determination of infrastructure capacity (transportation, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- provision of adequate parking and loading facilities;
- preservation of trees and opportunities for additional tree planting; and,
- review of the proposed sustainability measures and opportunities to pursue Tier 2, 3 or 4 of the Toronto Green Standard.

Additional Issues

Additional issues may be identified through the review of the application, 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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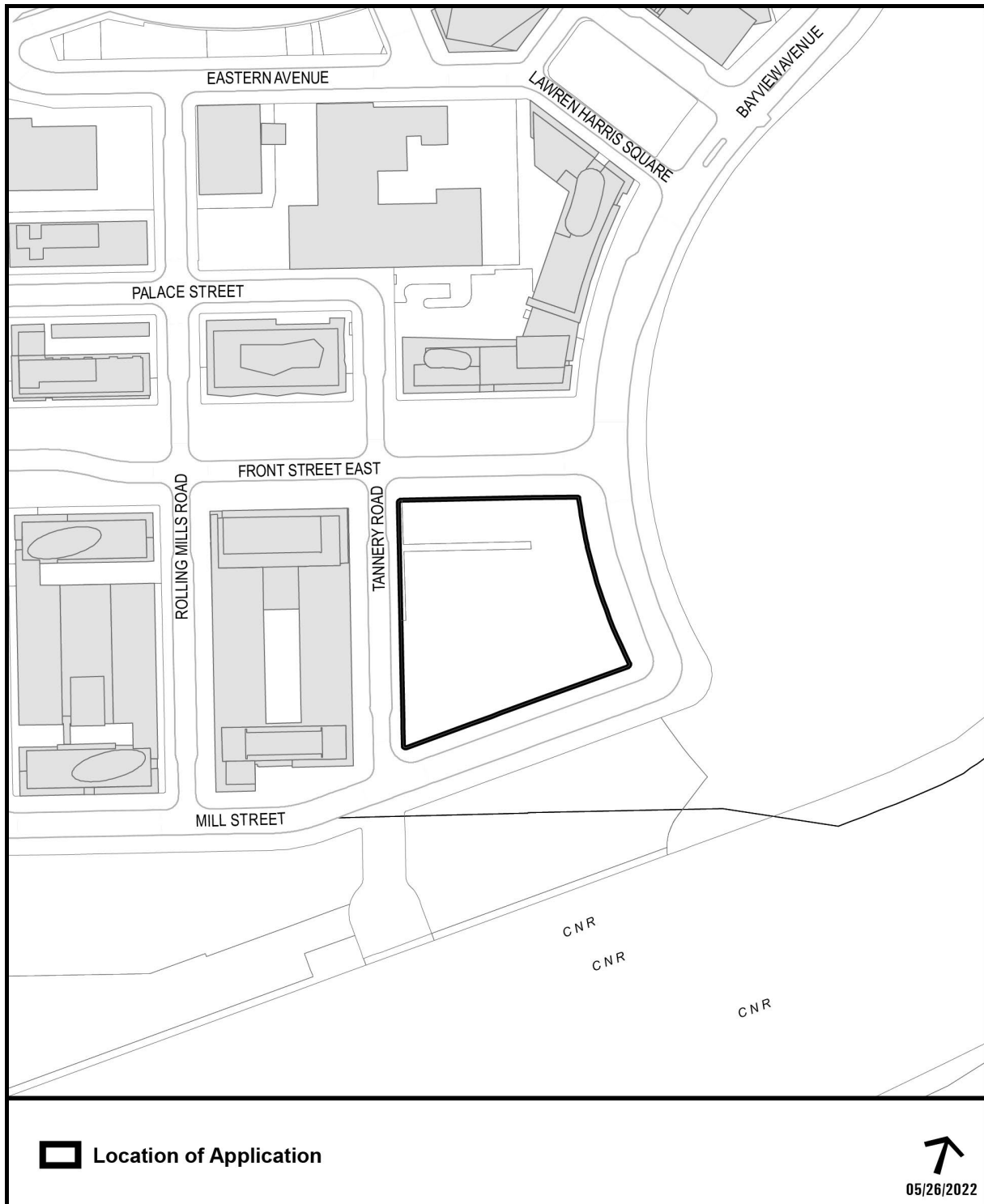
SIGNATURE

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

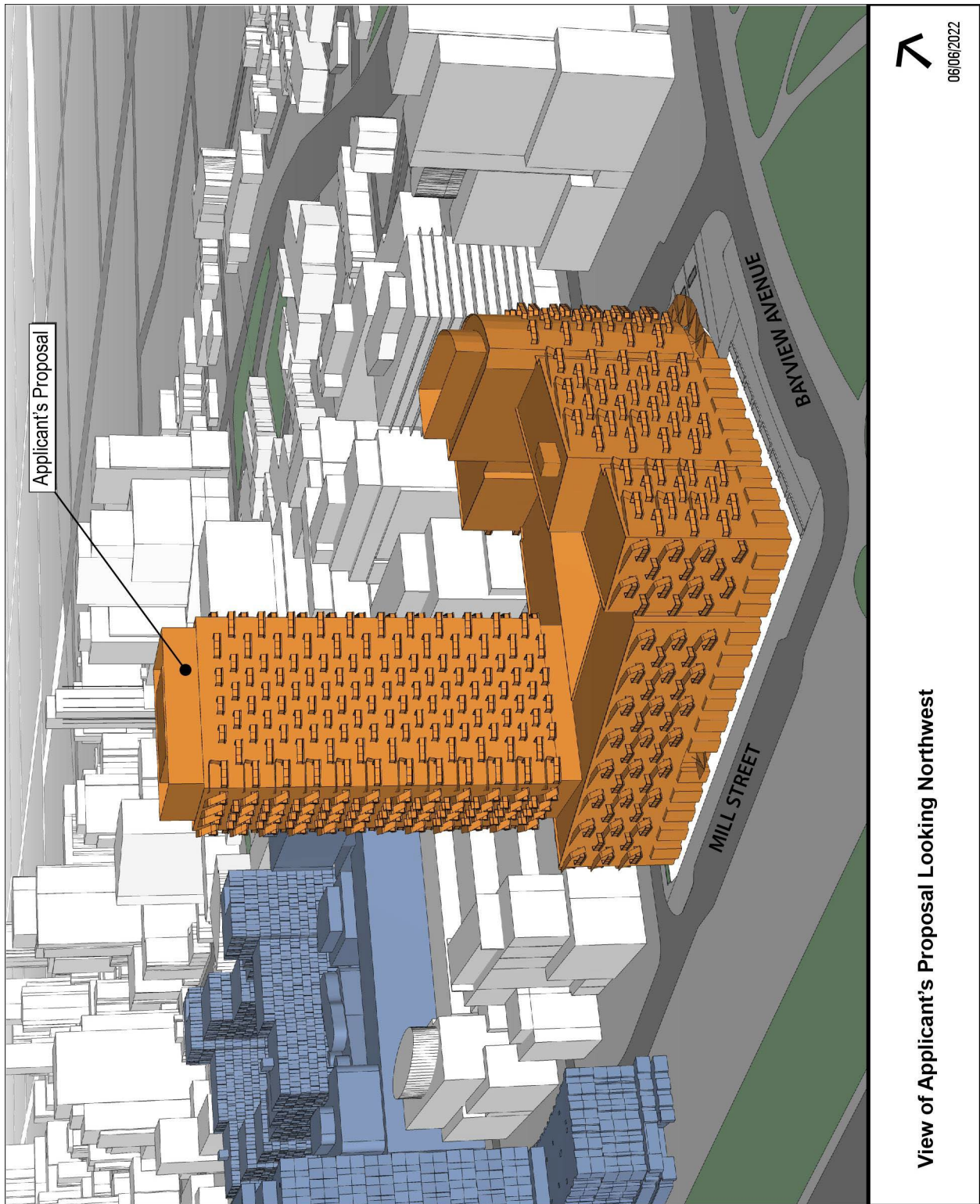
ATTACHMENTS

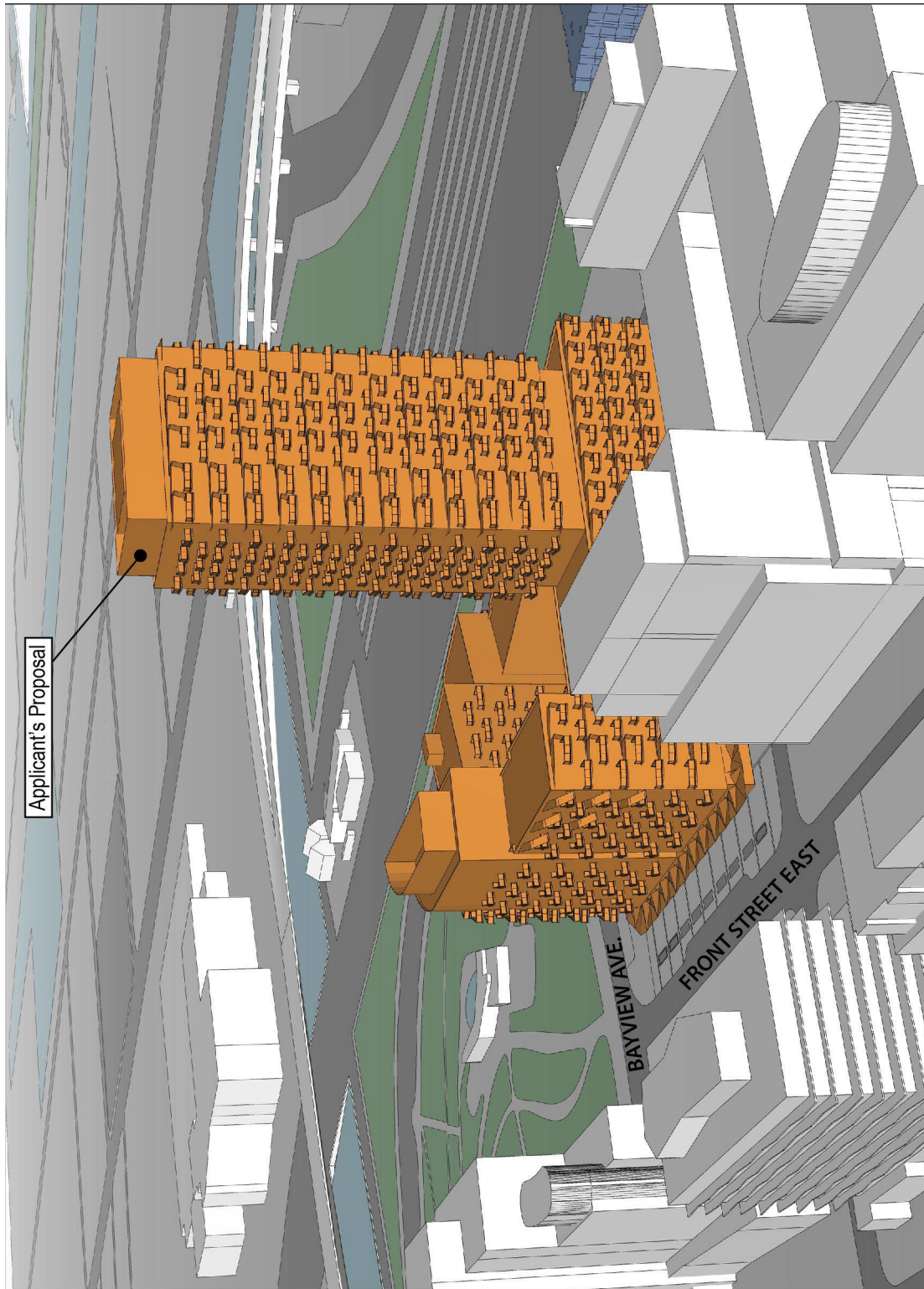
Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Zoning By-law Map
Attachment 6: Application Data Sheet

Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context

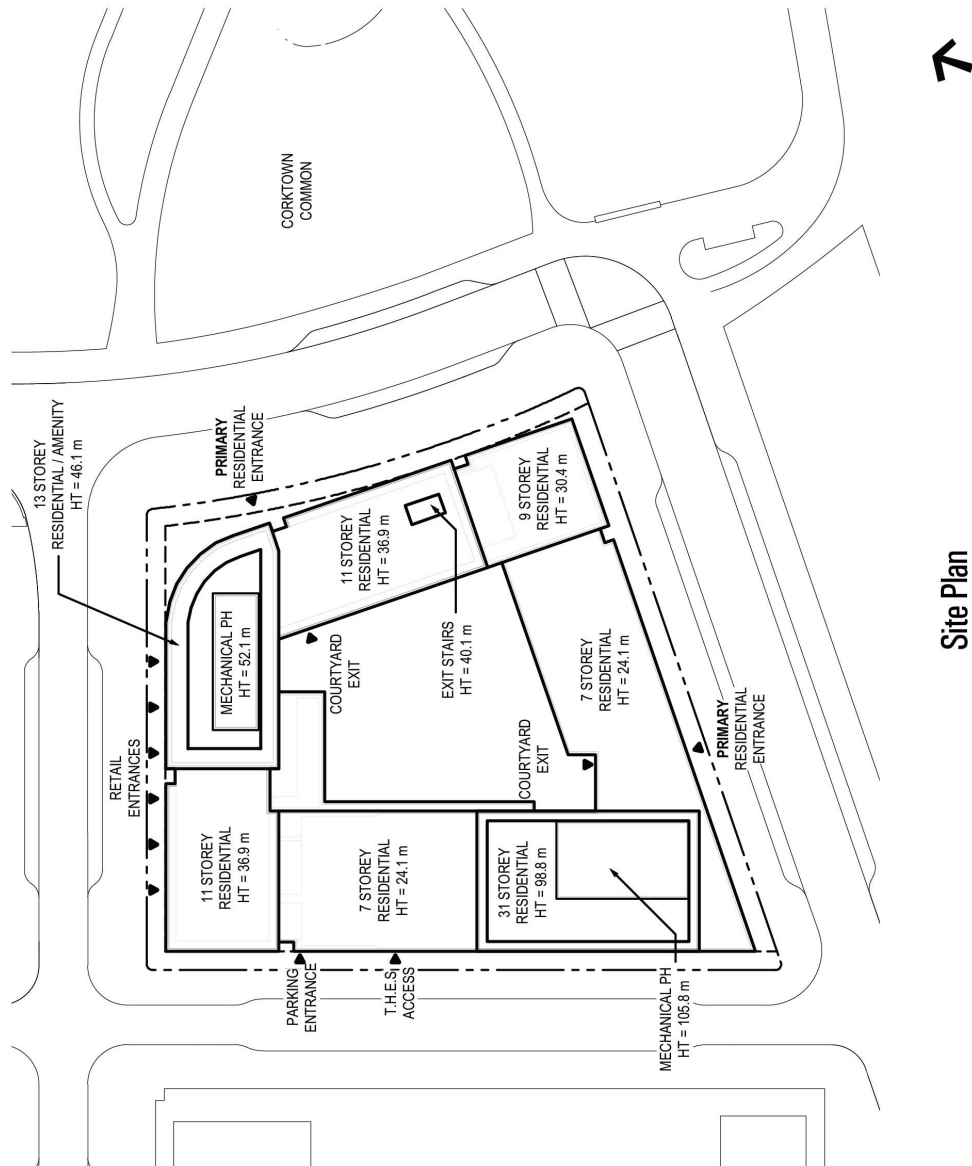




06/06/2022

View of Applicant's Proposal Looking Southeast

Attachment 3: Site Plan



Site Plan

Attachment 4: Official Plan Map



Official Plan Land Use Map #18

495 Front Street East

File # 22 137892 STE 13 0Z



Location of Application



Parks



Regeneration Areas

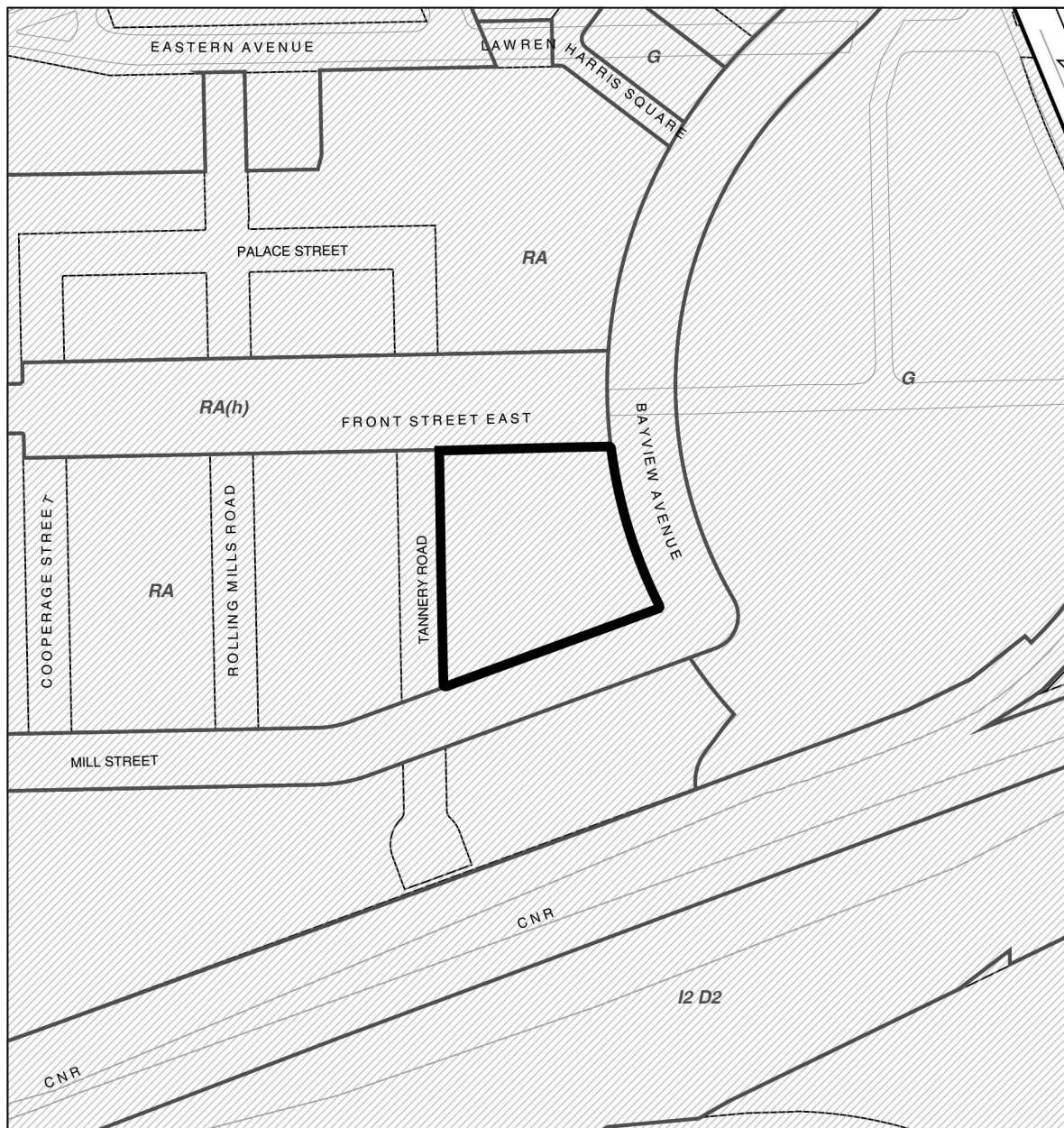


Utility Corridors



Not to Scale
Extracted: 05/03/2022

Attachment 5: Zoning By-law Map



Zoning By-law 569-2013

495 Front Street East

File # 22 137892 STE 13 0Z



Location of Application

UT

Utility and Transportation



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

RA

T

G

Mixed-Use District
Industrial District
Parks District



Not to Scale
Extracted: 05/03/2022

Attachment 6: Application Data Sheet

Municipal Address: 495 Front Street East Date Received: April 25, 2022

Application Number: 22 137892 STE 13 OZ

Application Type: Rezoning

Project Description: Zoning By-law Amendment and Site Plan Control applications for a mixed use building ranging in height from 7 to 13-storeys, with a 31-storey tower located at the south-west corner of the site. The proposed development includes 859 dwelling units, 963 square metres of commercial uses, 279 parking spaces, and 898 bicycle parking spaces. This site is Block 13 in the West Don Lands.

Applicant	Agent	Architect	Owner
Tony Medeiros		Henriquez Partners Architects	Canary Block 13 Inc

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	N
Zoning:	RA	Heritage Designation:	N
Height Limit (m):	20-36	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 7,555 Frontage (m): 74 Depth (m): 99

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			5,127	5,127
Residential GFA (sq m):			62,981	62,981
Non-Residential GFA (sq m):			963	963
Total GFA (sq m):			63,944	63,944
Height - Storeys:			31	31
Height - Metres:			99	99

Lot Coverage Ratio (%)	67.86	Floor Space Index:	8.46
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	62,799	182
Retail GFA:	836	127
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			859	859
Other:				
Total Units:			859	859

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	35	491	246	87	
Total Units:	35	491	246	87	

Parking and Loading

Parking Spaces:	279	Bicycle Parking Spaces:	898	Loading Docks:	3
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