

310-330 Front Street West – Zoning By-law Amendment – Decision Report - Approval

Date: June 5, 2023
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York District
Wards: Ward 10 - Spadina-Fort York

Planning Application Number: 21 146121 STE 10 OZ

SUMMARY

This report reviews and recommends approval of the application to amend City of Toronto Zoning By-law 569-2013 to permit the redevelopment of the southeastern portion of the site at 310-330 Front Street West with a 65-storey (220 metres, including the mechanical penthouse) mixed-use building. The proposed building would contain 578 residential units and a non-residential gross floor area of 11,330 square metres, comprised of retail uses on the ground floor and office uses within floors 2-10. The remaining two non-residential buildings on the site, labelled as Building A and Building B on the attached Site Plan Drawing (see Attachment 6) would remain in their current form. An existing underground parking garage shared by all three buildings would be retained and reconfigured. As well, the existing atrium connecting all three buildings is proposed to be replaced with a smaller glass atrium along with an enhanced outdoor landscaped area within the remainder of the space surrounding the three buildings.

The proposed development would result in a built form that fits within the existing and planned context including the Union Park development on the south side of Front Street West and a mixed-use development to the immediate north at 277 Wellington Street West. The proposal would also result in a significantly improved public realm along both Front Street West and Windsor Street, including a new traffic signal at the intersection of these two streets, improving pedestrian safety.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 569-2013, for the lands at 310, 320 and 330 Front Street West, substantially in accordance with the draft Zoning By-law Amendment included as Attachment No.5 to this report.
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. Before introducing the necessary Bills to City Council for enactment, City Council require the applicant to address all outstanding comments in Section A.1.1 to 1.8 of the Memorandum from Engineering and Construction Services dated June 22, 2021, in relation to transportation matters, and any subsequent memorandums prepared in response to applicant resubmission(s), to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

4. Before introducing the necessary Bills to City Council for enactment, City Council require the applicant to address all outstanding comments in Section A.4.1. of the Memorandum from Engineering and Construction Services dated June 22, 2021, in relation servicing matters, and any subsequent memorandums prepared in response to applicant resubmission(s), to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

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 bounded by Blue Jays Way on the west, Front Street West on the south, Windsor Street on the east and a public lane on the north. It has an east-west dimension of approximately 88 metres and a north-south dimension of approximately 90 metres. The site currently contains three non-residential buildings with heights of 8, 12 and 16 storeys connected by a multi-level atrium. The 8-storey building at the northwest corner of Front Street West and Windsor Street (Building A), is the subject of this development proposal. The site also contains a three-storey below-grade parking garage which is shared by all three buildings accessed off of Windsor Street with a secondary exit onto Blue Jays Way.

THE REVISED APPLICATION

Description of the Revised Application:

Description: a 65-storey mixed-use building (220 metres tall including the mechanical penthouse) with ground floor retail, office uses on levels 2-10 and residential uses above. The proposal includes a 10-storey base building and 55-storey tower above. The 12 and 16 storey office buildings would remain on the site, connected by a modified atrium building.

Density: 11.75 times the area of the lot, inclusive of the other two buildings on the site.

Dwelling Units: The proposed 578 dwelling units include 88 (16%) studio, 243 (44%) one-bedroom, 159 (29%) two-bedroom and 58 (11%) three bedroom units.

Bicycle Parking: A total of 747 bicycle parking spaces are proposed for the entire site, comprised of 648 long-term and 99 short-term spaces, located primarily on the P1 level of the parking garage.

Vehicular Parking: A total of 425 parking spaces are proposed for the entire site, of which 60 are proposed as residential spaces and 363 are proposed as residential visitor and non-residential spaces, serving the proposed residential uses and existing office uses.

Loading: A total of 1 Type G, 1 Type B and 3 Type C loading spaces are proposed for the entire site, accessed from the public lane to the immediate north of the site.

Revisions: The revised proposal incorporates a number of revisions to the original application (submitted in August 2021), including the summarized list below:

- Reduction in building height from 69 storeys (235.5 metres including the mechanical penthouse) to 65 storeys (220 metres including the mechanical penthouse);
- Curb bump-out on Windsor Street combined with a building setback of 2.8 metres from the property line (increased from 2.1 metres), resulting in a 6 metre wide sidewalk;
- Increased height of a proposed cantilever along Windsor Street from the second to the third storey to provide for enhanced tree canopy growth;
- Proposal for 4 street trees within the Windsor Street sidewalk where no trees were proposed;
- Glass atrium measuring 241 square metres connecting the proposed building with the existing building to the northwest (Building C) combined with a landscaped plaza providing pedestrian access through the site from Front Street West to Blue Jays Way;
- Reduced tower floorplate from an average of 798 square metres to 744 square metres; and
- Loading access proposed to be relocated from Windsor Street to the abutting public lane to the north.

Additional Information:

See Attachments 1, 6, 7, 8, 9 and 10 of this report for the Application Data Sheet, a site plan of the proposal, ground floor plan and three dimensional representations of the project, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/320FrontStW

Reasons for the Application: The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 to vary performance standards including: building height, building setbacks and residential amenity space.

Official Plan Amendment: An application to amend the Official Plan was submitted together with the application to amend the Zoning By-law. Staff have determined that the revised proposal does not require an Official Plan Amendment as the proposed uses are permitted in the Regeneration Areas designation and the height and massing meet the intent of the Official Plan.

Site Plan Control: The development is subject to Site Plan Control. A Site Plan Control application (File No. 22 138824 STE 10 SA) was submitted subsequent to the original Zoning By-law Amendment application. The application will be reviewed upon receipt of a revised Site Plan Control Application which reflects the proposed height and massing reflected in the revised Zoning By-law Amendment application.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (PPS) and shall conform to provincial Plans.

Official Plan: The site is designated Regeneration Areas. See Attachment 3 of this report for the Official Plan Land Use Map.

Downtown Plan: The site is designated Mixed Use Areas 1 - Growth. The site is also subject to Site and Area Specific Policy 517 respecting Downtown Tall Buildings Setback requirements.

King Spadina Secondary Plan (2022), as modified (OPA 486): This site is also located in the King-Spadina Secondary Plan Area. It is within the East Precinct and is designated Mixed Use Areas 1. The King Spadina Secondary Plan (OPA 486) was approved by City Council in January 2020 and is currently under appeal at the Ontario Land Tribunal (OLT). At its meetings in December 2021 and May 2022, City Council adopted some modifications to OPA 486 as an outcome of Tribunal-lead mediation between the City and various appellants of OPA 486.

Zoning: Commercial Residential Employment (CRE) under Zoning By-law 569-2013, with a height limit of 30 metres. This zoning category permits a variety of uses including retail, office, residential, and parks. There are no maximum density provisions, rather, the building envelope is established through performance standards including height, ground level setbacks and upper level stepbacks. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

The following Design Guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines;
- King-Spadina Public Realm Strategy;

- Growing Up Guidelines - Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines;
- Best Practices for Bird-Friendly Glass;
- Retail Design Guidelines; and
- Toronto Accessibility Design Guidelines.

The City's Design Guidelines may be found here:

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

Toronto Green Standard

The Toronto Green Standard (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. The TGS can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

COMMUNITY CONSULTATION

A virtual Community Consultation Meeting was hosted by City staff on November 1, 2021. Approximately 10 people participated, as well as the Ward Councillor at that time. Following a presentation by City staff and the Applicant, only one question was asked and it focused on the size and type of retail proposed to be accommodated within the development. Written comments were submitted by a some residents unable to attend the meeting, raising concerns respecting: building height, impact of additional office and residential density on existing infrastructure and services, building sustainability and construction related concerns.

COMMENTS

Provincial Framework

City staff review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. The current proposal was reviewed for consistency with the Provincial Policy Statement and conformity with the Growth Plan. Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan.

Land Use

The proposed residential, retail and office uses are acceptable and conform to the applicable policies of the Official Plan, Downtown Plan and the King-Spadina Secondary Plan. Front Street West is a Priority Retail Street in the Downtown Plan and the proposed retail space appropriately fronts onto Front Street West.

Public Realm

City Staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan, King-Spadina Secondary Plan and the King-Spadina Public Realm Strategy. The building is proposed to be setback 5.6 metres from the Front Street West property line, resulting in a sidewalk width of 8 metres from the curb to the building face. The widened sidewalk will enable greater opportunity for public realm enhancements, including more street trees, planters, street furniture and bicycle parking. The public realm details will be determined at the Site Plan Control stage. Staff will work with the applicant to coordinate the design of the Front Street West public realm with that of the public realm adjacent to the Union Park development on the south side of Front Street West.

Additionally, the building is proposed to be setback 2.8 metres from the Windsor Street property line and the curb is proposed to be extended by 0.95 metres, resulting in a 6 metre wide sidewalk. Again, further details of the curb bump-out, street tree planting and public realm design will be determined through the Site Plan Control process.

Currently, public access into the site is provided through an enclosed four-storey atrium that connects the existing three buildings. As previously noted, this atrium is proposed to be demolished and replaced with a smaller, one-storey glass enclosure connecting the proposed building with Building C to the northwest. The enclosure would include publicly accessible retail and restaurant uses. The remainder of the space between the three buildings is proposed as open, landscaped space providing public, pedestrian access diagonally through the site from Front Street West to Blue Jays Way at the northwest corner of the site. Additionally, a linkage between Windsor Street and the landscaped open space is also proposed through the building, accessed from the office lobby. Retail access is proposed along Front Street West and residential access is proposed from Windsor Street.

The Building

City Planning finds that the revised proposal conforms with the applicable Official Plan built form policies for tall buildings and the development criteria for Regeneration Areas. The proposed height of 65 storeys (220 metres, including mechanical penthouse) is appropriate and fits within the planned and emerging context, including: the recently Council-approved development at 277 Wellington Street West with a height of 208 metres (File No. 20-233424 STE 10 OZ) just north of the site; and the Union Park development to the south which includes four buildings ranging in height from 263 metres to 303 metres (File No. 19-204347 STE 10 OZ). The building has also been massed to frame the edges of the public streets and generally provides good building proportions with a design that maintains sunlight and comfortable wind conditions.

The height of the proposed 10-storey base building fits with the 12 and 16-storey buildings being retained on the site. The height of a proposed cantilever along the Windsor Street elevation has been increased from 10.5 metres (2 storeys) to 14.5 metres (3 storeys) to better accommodate the proposed street trees along Windsor Street.

As requested by Planning staff, the proposed tower stepback from the edge of the base building has been increased from 3.2 metres to 4.2 metres to reduce the massing of the building along Windsor Street. This results in a tower setback from the Windsor Street property line of 5 metres.

Along the Front Street West elevation, the proposed tower stepback is 3.1 metres from the edge of the base building, thereby also meeting the minimum requirement of the Tall Buildings Design Guidelines. The tower setback from the Front Street West property line would be 7.3 metres.

Site Master Plan

In pre-application consultation, Planning staff encouraged the applicant to consider the block as a whole and required a Site Master Plan to be included in the materials submitted with the Zoning By-law Amendment application. This Plan would confirm that the proposed building height, massing and siting would not result in adverse impacts on any potential redevelopment of the remainder of the site. Staff articulated that given the size of the site and the required separation distances between tall buildings, a maximum of two towers could be contemplated on the site. The requested Site Master Plan showing a potential, future two-tower development was included in the submitted Planning Rationale (see Attachment 12 of this report).

Shadow Impact

The Downtown Plan, and more particularly the King-Spadina Secondary Plan (2022), indicate that net-new shadow shall be adequately limited on Victoria Memorial Square, Clarence Square, St. Andrew's Playground, 456 Wellington Street West and 543 Richmond Street West, as measured on March 21st and September 21st from 10:18 a.m. – 4:18 p.m. Consistent with this policy, there will be no shadow impact on any of these sun protected parks including Clarence Square located northwest of the site.

Wind

A Pedestrian Level Wind Study was submitted in support of the application. The study indicates there will be no adverse impacts and all areas will be suitable for their intended uses throughout the year.

Tree Preservation

An arborist report was submitted indicating that there are 50 trees on the site comprised of 15 street trees and 35 trees on private property. Of the 15 street trees, 4 are located along the Blue Jays Way and 11 are located along Front Street West. There are no street trees along Windsor Street. The private trees are all relatively small with diameters of less than 30 centimetres and therefore are not protected under City of Toronto Municipal code, Chapter 813, the Tree Protection By-law.

To facilitate the construction, the applicant proposes to remove the street trees along Front Street West and replace them with 4 new trees plus another 4 trees along Windsor Street. As this would not replace all of the existing 11 trees, staff will work with the applicant to either protect some of the existing trees closer to Blue Jays Way, or to

increase the number of trees proposed. The final number and location of replacement trees will be determined as part of the Site Plan Control process, to the satisfaction of the General Manager, Parks, Forestry and Recreation. The applicant will also be required to submit a Tree Planting Security Deposit to ensure the planting and survival of replacement of street trees.

Of the 35 private trees, 10 trees located in a planter at the northeast corner of the site will be preserved. The remaining 25 trees are proposed to be replaced with 22 new trees. Staff will also work with the applicant at the Site Plan Control stage to identify additional locations for tree planting.

Parkland

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 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.

New Traffic Signal

The applicant proposes to signalize the intersection of Front Street West and Windsor Street to improve pedestrian safety. City Transportation Services staff agree with this approach. The details of the signalized intersection will be addressed at the Site Plan Control stage.

Mobility

The majority of the proposed long and short-term bicycle parking spaces would be located within several secure bicycle storage rooms on the P1 level of the parking garage along with a bicycle repair room, accessed from a bike lobby and elevator which would be separate from the pedestrian lobby and elevators. A smaller long-term bicycle storage room and additional bicycle repair station would be located on the P2 level, also accessed by an elevator and lobby reserved for cyclists. As well, a portion of the short-term bicycle parking spaces are proposed within the landscaped area at the northeast corner of the site, accessed from Windsor Street and the public lane.

Vehicular access to the site is currently from Windsor Street with a secondary exit onto Blue Jays Way. The original application proposed to maintain the Windsor Street access and eliminate the access onto Blue Jays Way (as this portion of the site is proposed as landscaped space). In the revised proposal, parking and loading access has been moved from Windsor Street to the public lane abutting the north end of the site. Transportation Services staff have reviewed the revised vehicular access and agreed to the change in principle.

The updated architectural drawings and vehicular maneuvering diagrams showing the proposed change along with the updated Urban Transportation Considerations letter are currently under review by Transportation Services staff. These items, along with the outstanding Transportation related items in Section A.1. of the Memorandum from the

Manager, Development Engineering, Toronto and East York District, dated June 22, 2021, must be resolved to the satisfaction Chief Engineer and Executive Director, Engineering and Construction Services, prior to the enactment of bills.

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for review as noted in Section A.4. of the Memorandum from the Manager, Development Engineering, Toronto and East York District, dated June 22, 2021. The applicant has since submitted the required materials on April 11, 2023 to the City for review and acceptance. These materials are currently under review and must be resolved to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, prior to the enactment of bills.

Other issues identified by Engineering and Construction Services staff will be addressed as part of the Site Plan Control process.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable and accessible communities. Community services and facilities are the building blocks of our neighbourhoods and include matters such as recreation, libraries, childcare, local schools, public health and human and cultural services. Providing a full range of community services and facilities in areas that are inadequately services or experiencing growth is a shared responsibility.

Toronto Green Standard

City 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. In the submitted Site Plan Control application, the applicant identified an intention to achieve Tier 2 of the TGS. Staff will work with the applicant on future Site Plan Control re-submission(s) to ensure this is achieved.

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. Staff are of the opinion that the proposal is consistent with the PPS and conforms with the Growth Plan. Furthermore, the proposal conforms with the intent of the Official Plan, Downtown Plan and King-Spadina Secondary Plan, particularly as it relates to the provision of 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

Willie Macrae, BA, MES, MCIP, RPP
Acting Director, Community Planning, Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

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

Applicant Submitted Drawings

- Attachment 6: Site Plan
- Attachment 7: Ground Floor Plan
- Attachment 8: 3D Model of Proposal in Context - Looking Northeast
- Attachment 9: 3D Model of Proposal in Context - Looking Northwest
- Attachment 10: 3D Model of Proposal in Context - Looking Southeast
- Attachment 11: 3D Model of Proposal in Context - Looking Southwest
- Attachment 12: Conceptual Master Site Plan

Attachment 1: Application Data Sheet

Municipal Address: 310, 320 and 330
Front St.W.

Date Received: April 26, 2021

Application Number: 21 146121 STE 10 OZ

Application Type: Rezoning

Project Description: Revised Zoning By-law Amendment application to demolish the existing building situated at the southeast corner of the block at 310, 320 and 330 Front Street West and to redevelop this portion of the block with a 65-storey mixed-use building containing a 10-storey base building and 55-storey tower above.

Applicant	Agent	Architect	Owner
Matthew Kingston, Primaris Reit	Bousfields Inc.	Hariri Pontarini Architects	320 Front Portfolio Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	SASP 517
Zoning:	CRE (x78)	Heritage Designation:	N
Height Limit (m):	30	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 8,114 Frontage (m): 90 Depth (m): 88

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	3,053	1,550	1,422	2,972
Residential GFA (sq m):			39,003	39,003
Non-Residential GFA (sq m):	56,042	45,000	11,330	56,330
Total GFA (sq m):	56,042	45,000	50,333	95,333
Height - Storeys:	16	16	65	65
Height - Metres:	61	61	220	220

Lot Coverage Ratio (%): 36.63 Floor Space Index: 11.75

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	39,003	
Retail GFA:	206	
Office GFA:	55,883	
Industrial GFA:		
Institutional/Other GFA:	241	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			578	578
Other:				
Total Units:			578	578

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		88	303	129	58
Total Units:		88	303	129	58

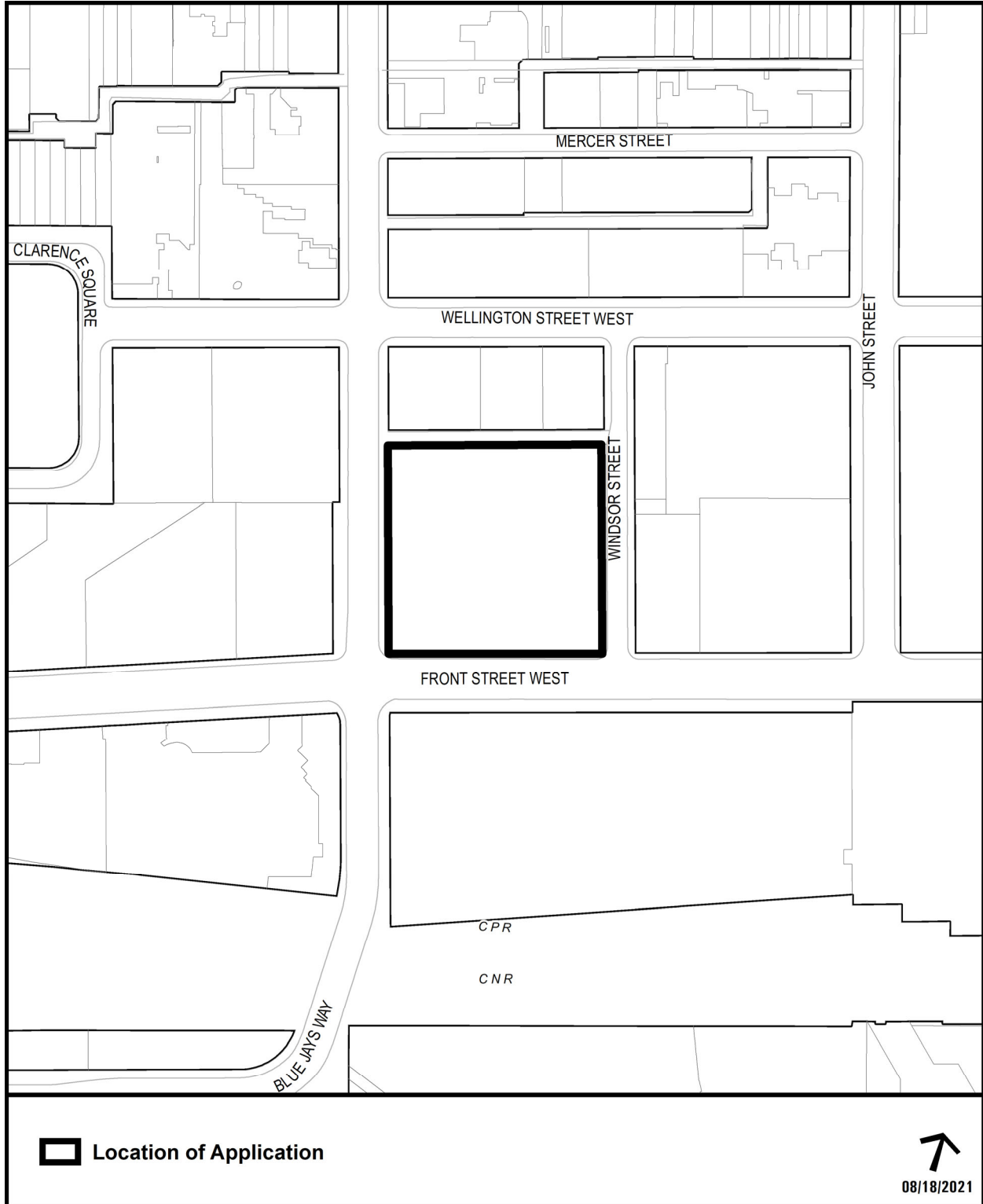
Parking and Loading

Parking Spaces:	425	Bicycle Parking Spaces:	648	Loading Docks:	5
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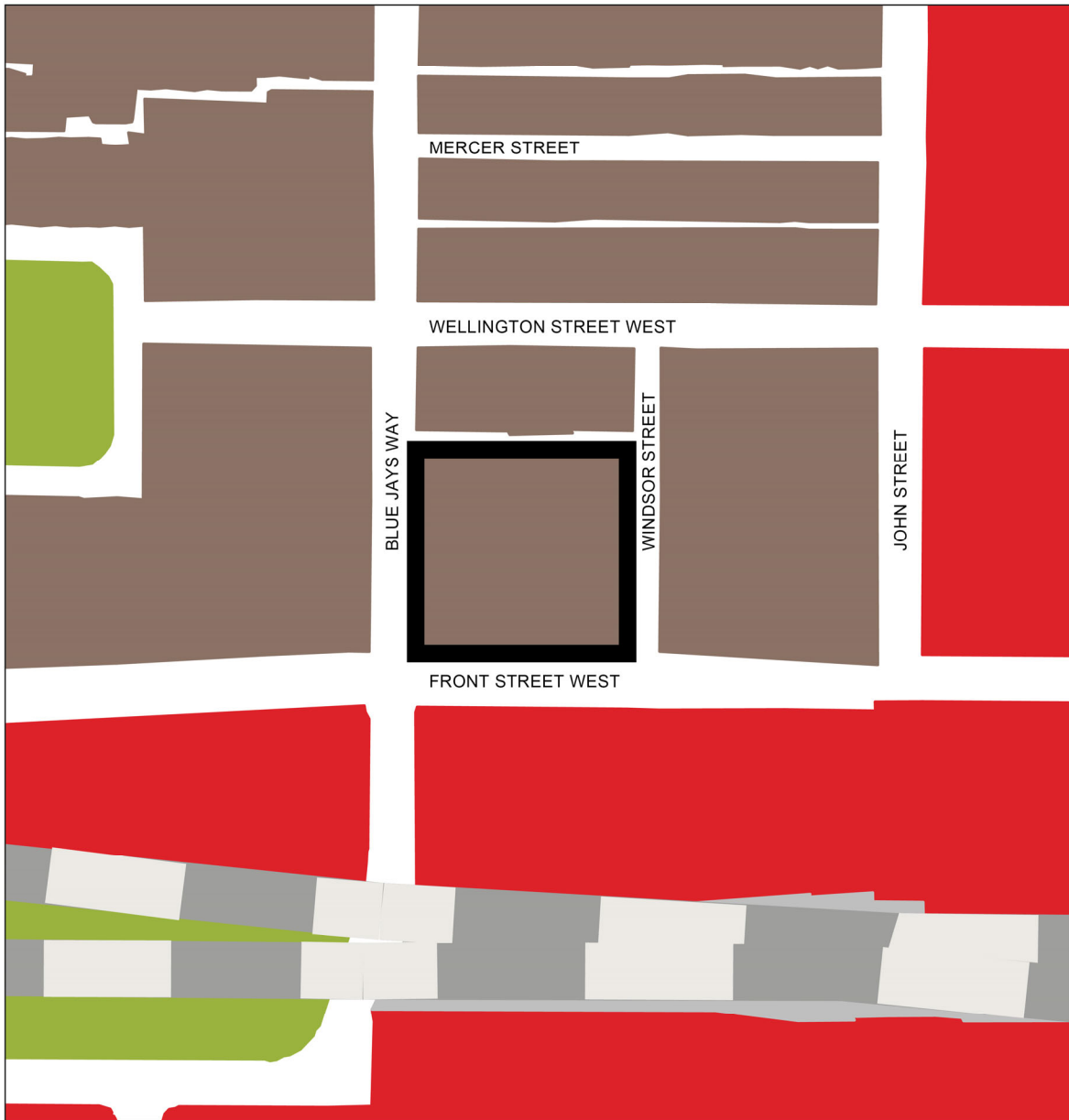
CONTACT:

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



310, 320 & 330 Front Street West

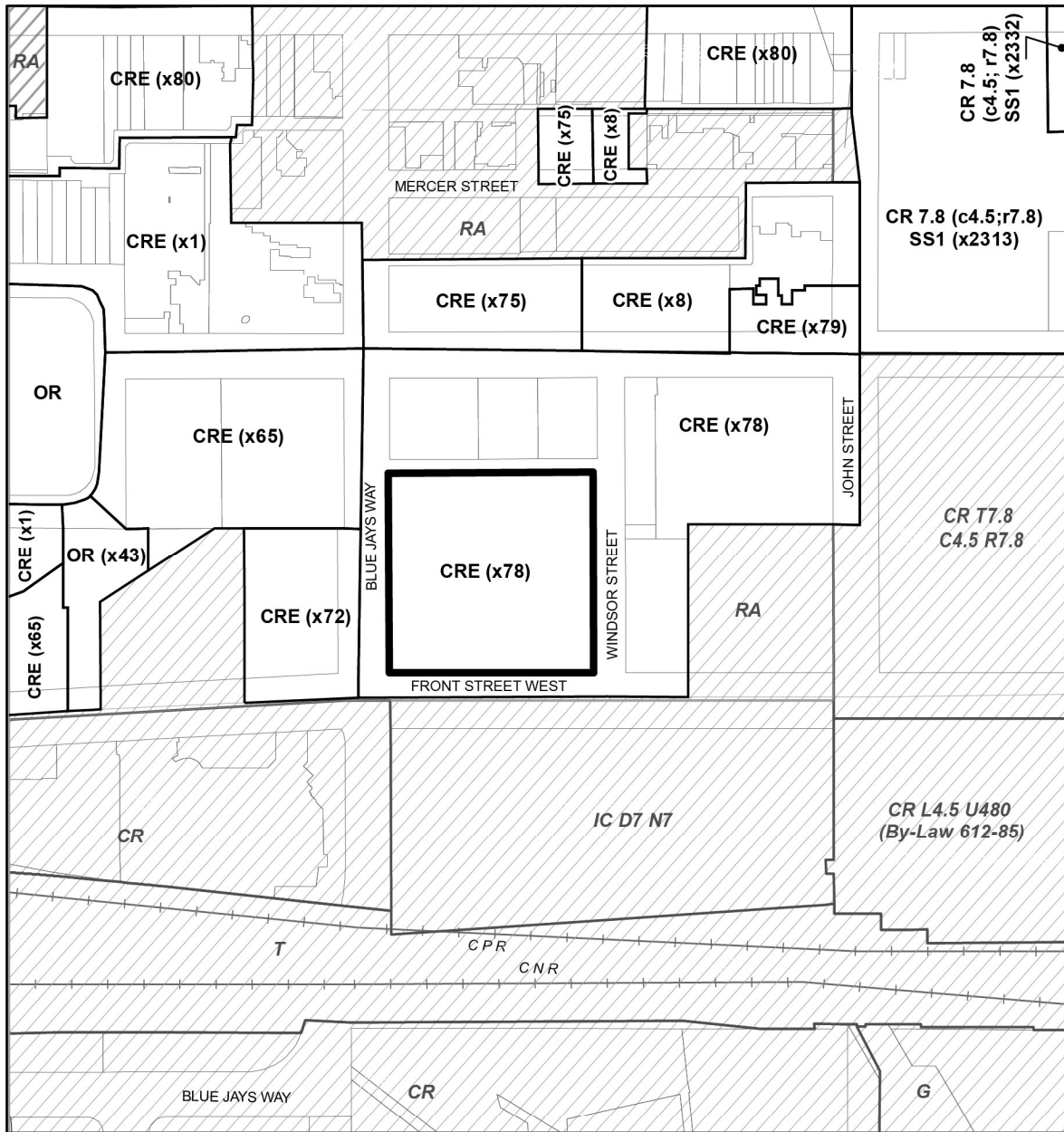
Official Plan Land Use Map #18

File # 21 146121 STE 20 0Z

-  Location of Application
-  Mixed Use Areas
-  Parks
-  Regeneration Areas
-  Utility Corridors


Not to Scale
08/19/2021

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

310, 320 & 330 Front Street West

File # 21 146121 STE 10 OZ



Location of Application

CR Commercial Residential
 CRE Commercial Residential Employment
 OR Open Space Recreation



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

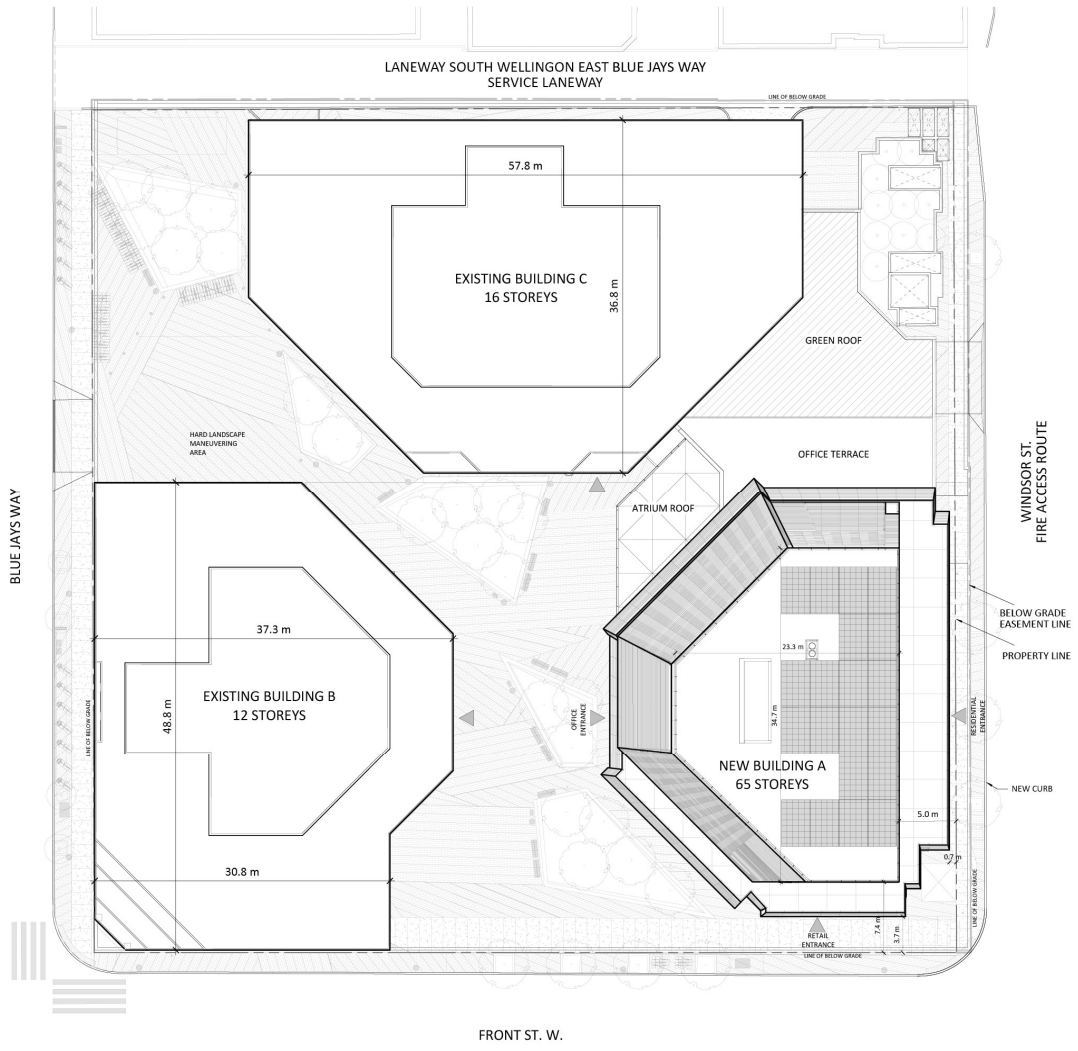
CR Mixed-Use District
 RA Mixed-Use District
 IC Industrial District
 T Industrial District
 G Parks District



Not to Scale
 Extracted: 05/23/2023

Attachment 5: Draft Zoning By-law Amendment
Forthcoming

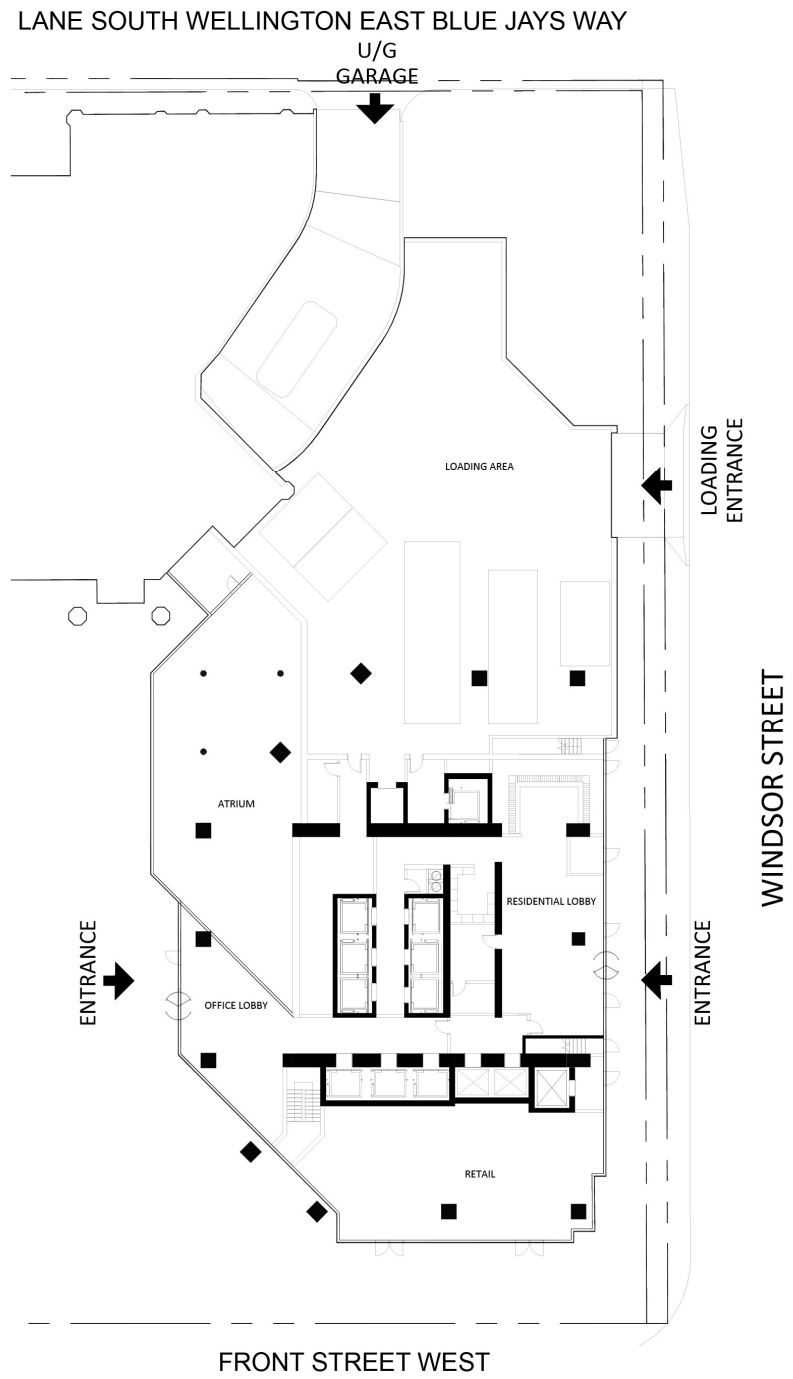
Attachment 6: Site Plan



Site Plan



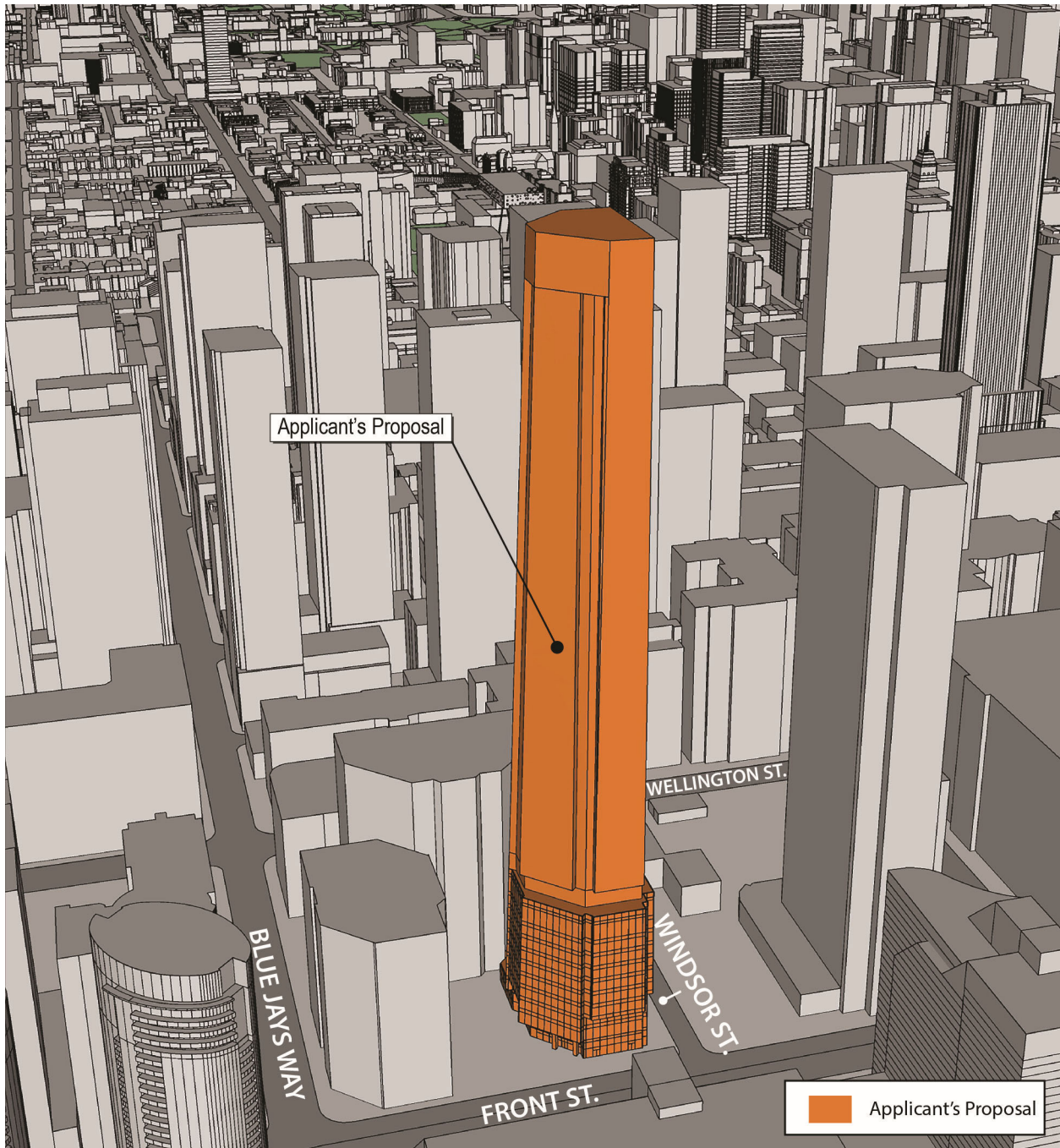
Attachment 7: Ground Floor Plan



Ground Floor Plan



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

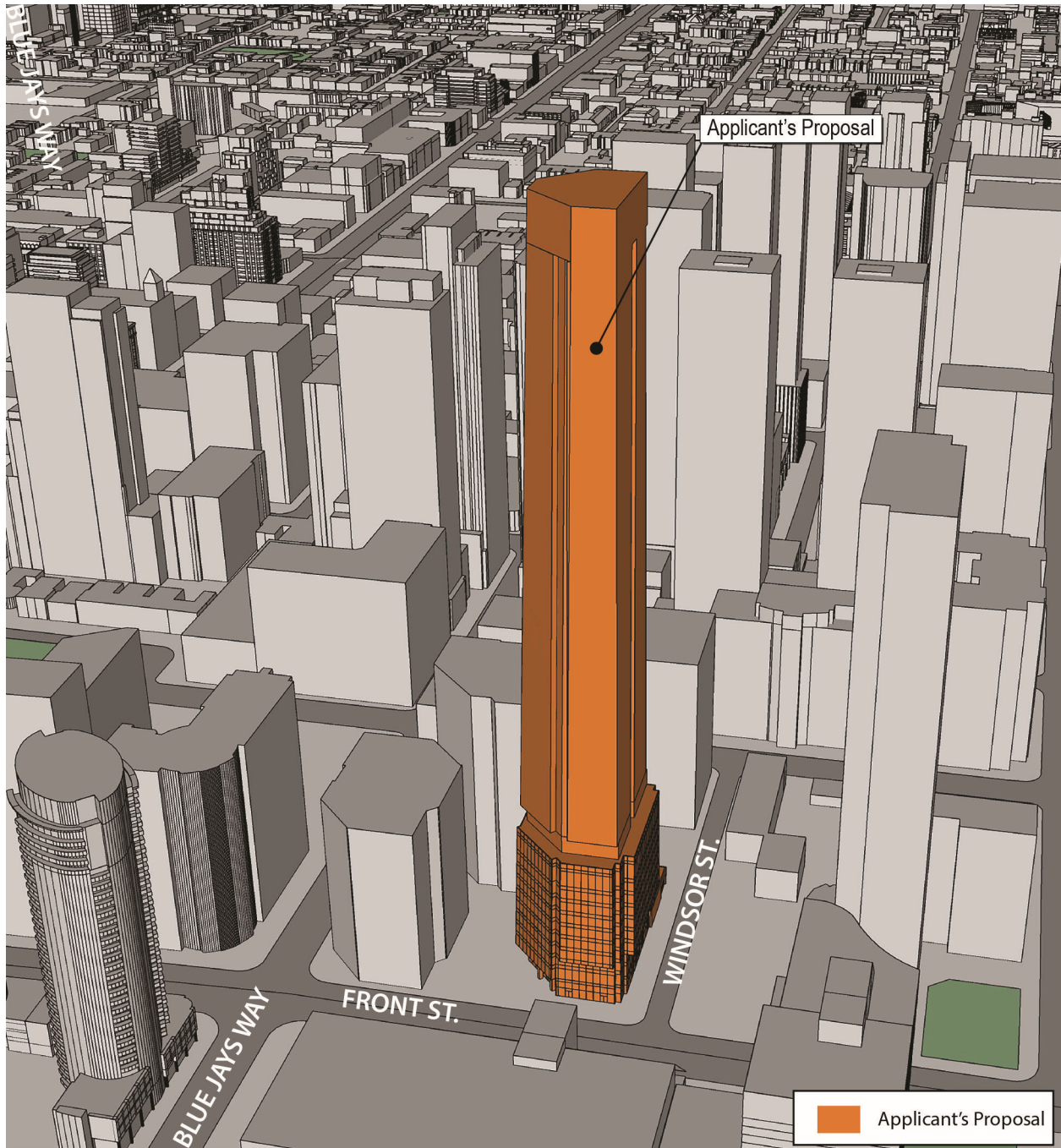


View of Applicant's Proposal Looking Northeast



05/23/2023

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

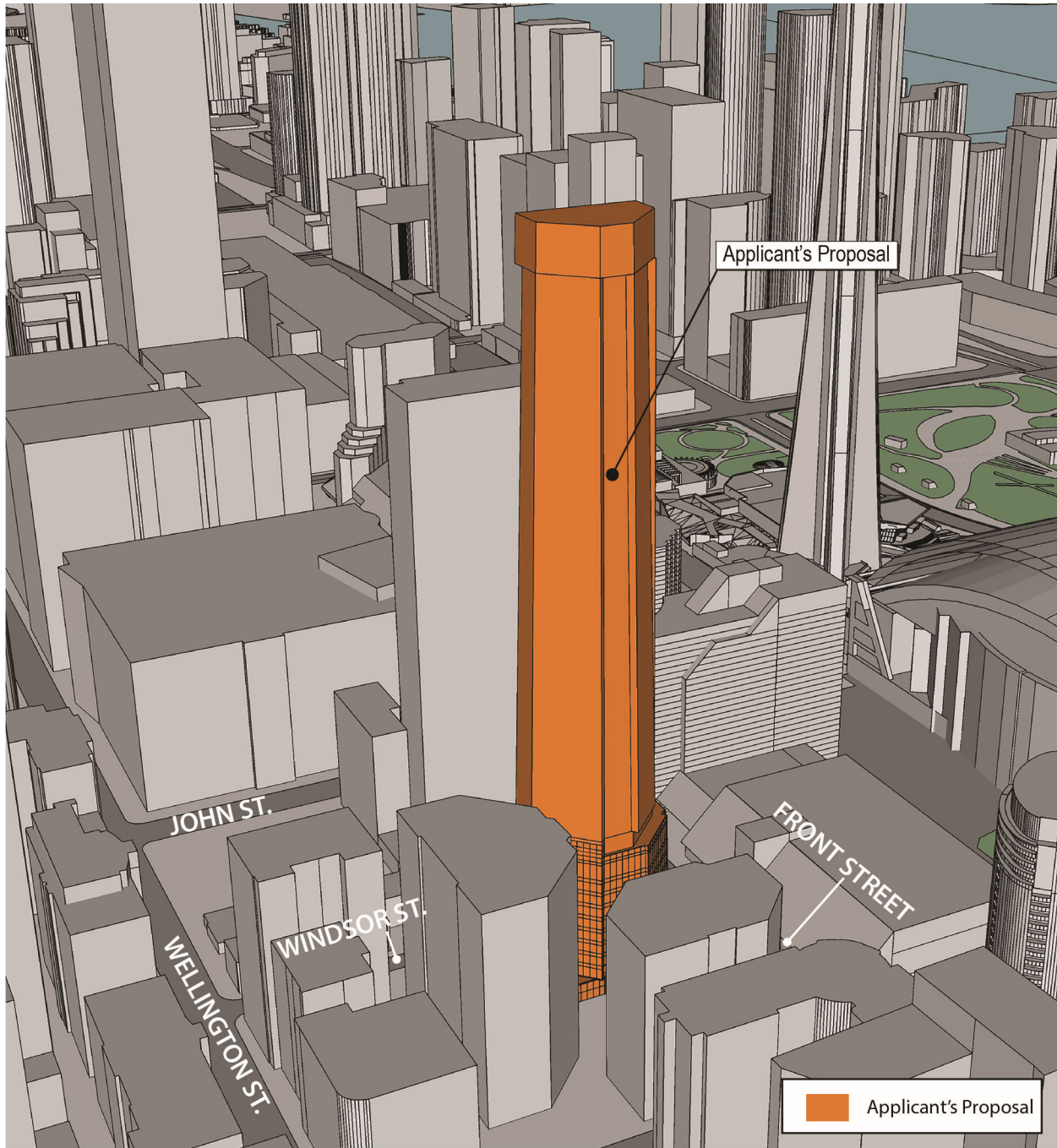


View of Applicant's Proposal Looking Northwest



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Attachment 10: 3D Model of Proposal in Context - Looking Southeast

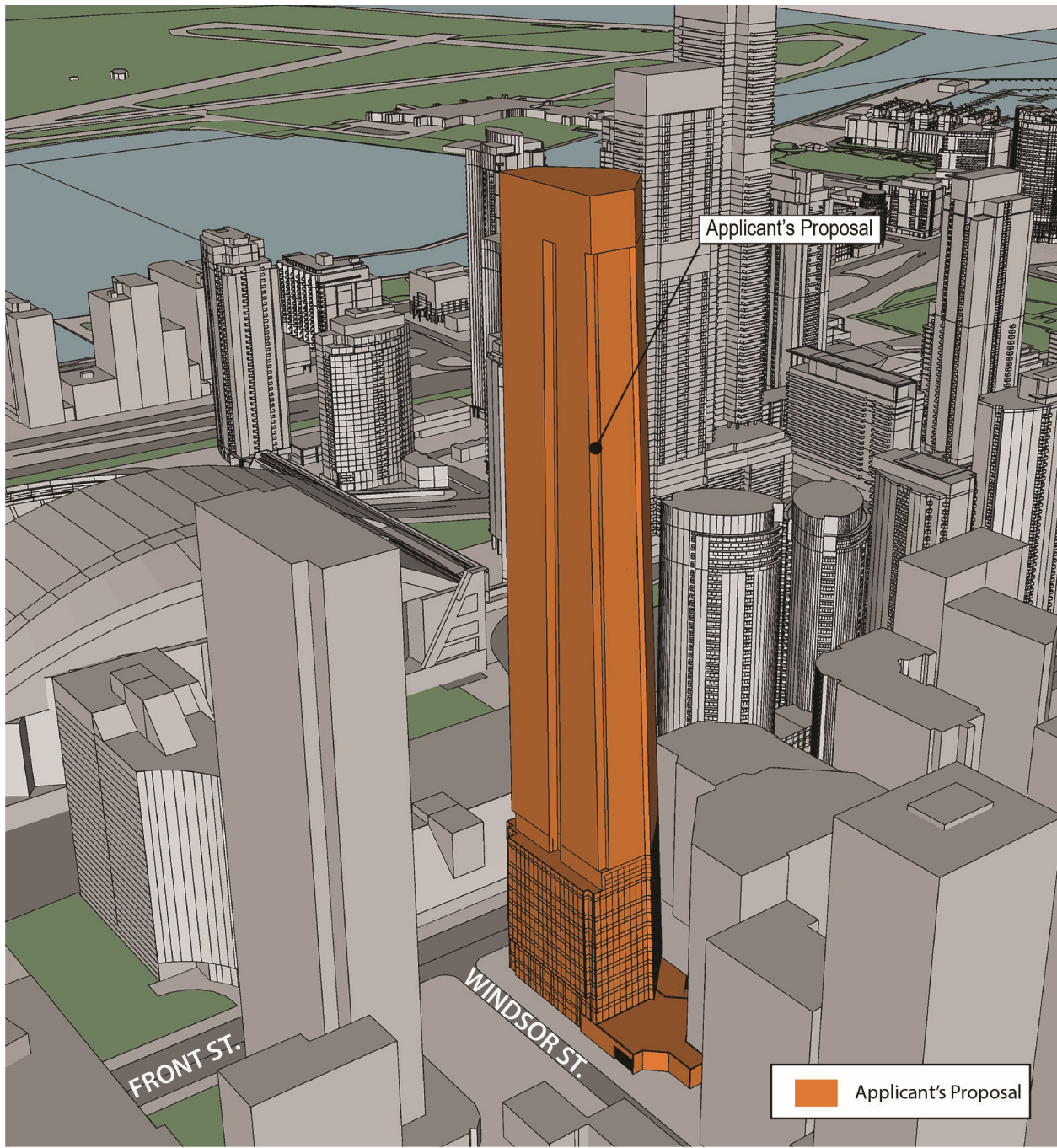


View of Applicant's Proposal Looking Southeast



05/23/2023

Attachment 11: 3D Model of Proposal in Context - Looking Southwest



View of Applicant's Proposal Looking Southwest



05/23/2023

Attachment 12: Master Site Plan

