

101-105 Spadina Avenue and 363 Adelaide Street West – Zoning By-law Amendment Application – Decision Report – Approval

Date: June 17, 2025

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 10 - Spadina-Fort York

Planning Application Number: 25 110349 STE 10 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 50-storey mixed use building with 452 dwelling units and 127 square metres of retail space at 101-105 Spadina Avenue and 363 Adelaide Street West. This site was previously approved in 2023 for a 39-storey mixed use building.

The site was subject to a real estate transaction in December 16, 2020 between the applicant and the City of Toronto which reconfigured the existing parcels of land to facilitate the proposed development and also a 1,000 square metre City park on the northern portion of the site fronting Spadina Avenue and Adelaide Street West. There are no changes to the proposed City park being contemplated through this application to amend the Zoning By-law. A Toronto Parking Authority (TPA) parking facility will occupy 2 levels of the proposed 5 level underground garage.

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 101-105 Spadina Avenue and 363 Adelaide 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. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner

of the Above Base Park Improvements to the 1,000 square metre public park located at the northern portion of the site, to the satisfaction of the General Manager, Parks and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

FINANCIAL IMPACT

The Development Review 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

On December 16, 2020, Toronto City Council authorized the City to enter into a real estate transaction between the City of Toronto and the Applicant (DevGreat Inc.) to transfer various portions of three individual properties at 101 and 105 Spadina Avenue and 363 Adelaide Street West to create a City-owned stratified park measuring approximately 1,000 square metres with a public parking garage underneath on the northern portion of the site and a private development parcel on the southern portion of the site, to be redeveloped with the proposed mixed-use development. The Council decision can be viewed at: [Agenda Item History - 2020.GL19.11](#)

On May 10, 2023, Toronto City Council approved a Zoning By-law amendment on the properties at 101-105 Spadina Avenue and 363 Adelaide Street West for a 39 storey mixed-use building. The Council decision can be viewed at: [Agenda Item History - 2023.TE4.8](#)

THE SITE AND SURROUNDING LANDS

Description

The site is located on the east side of Spadina Avenue, south side of Adelaide Street West and north side of Oxley Street. The southern portion of the site would contain the proposed development and has approximately 23.3 metres of frontage on Spadina Avenue and 50.7 metres on Oxley Street. The northern portion of the site is to be conveyed to the City and is planned to be developed with a 1,000 square metre park. The development site subject to the proposed Zoning By-law amendment includes the proposed mixed-use building and parking garage.

Existing Uses

Currently, the site is occupied by a 14-space surface parking facility accessed from Adelaide Street West (105 Spadina) and a 22-space surface parking facility accessed from both Adelaide Street West and Oxley Street (363 Adelaide Street West). Both parking lots are operated by the TPA.

THE APPLICATION

Description

A 50-storey mixed-use building (167 metres tall including the mechanical penthouse) with retail on the ground floor and residential units above. This site was approved in 2023 for a 39-storey mixed-use building with a similar built form.

Density

The proposal has a density of 16.1 times the area of the lot.

Residential Component

The proposed 452 dwelling units include 10 (2.2%) studio, 137 (30.3%) one-bedroom, 246 (54.4%) two-bedroom and 59 (13.1%) three-bedroom units.

Non-Residential Component

The proposal includes 127 square metres of retail at grade.

Vehicle Parking

Five levels of underground parking are proposed, with the first two levels containing 70 parking spaces operated by the TPA and the remaining three levels containing 122 spaces to serve the residential units. Access to the parking garage is proposed off of Oxley Street.

Bicycle Parking

A total of 453 bicycle parking spaces are proposed, consisting of 46 short-term and 407 long-term spaces.

Loading

A single type-G loading space is proposed off Oxley Street immediately adjacent to the vehicular parking entrance.

Revisions

	Approved Proposal (2023)	Revised Proposal (2025)
Building Height (including mechanical)	39 storeys 133.95 m	50 storeys 167.35 m
Podium Height	41 m	44.2 m
Total Gross Floor Area (m2)	28,051	34,997
Residential Gross Floor Area (m2)	27,847	35,063
Non-Residential Gross Floor Area (m2)	205	127
Dwelling Units	375	452
Vehicle Parking	142	192
Bicycle Parking	378	453

Additional Information

See Attachments 1-11 of this report for the Location Map, Application Data Sheet, Location Map, site plan, Level 1 floor plan, elevations, and 3D massing views of the proposal. Detailed project information, including all plans and reports submitted as part of the application, are available on the City's Application Information Centre at: www.toronto.ca/101SpadinaAve

Reasons for Application

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013, in addition to the previously approved site-specific Zoning By-law 588-2023, to vary performance standards including: building height, maximum total gross floor area, and minimum non-residential gross floor area.

APPLICATION BACKGROUND

A pre-application meeting was held on October 22, 2024. The current application was submitted on January 31, 2025 and deemed complete on February 28, 2025.

The following reports/studies were submitted in support of the application:

- Arborist Report
- Geotechnical Study
- Heritage Impact Statement
- Hydrogeological Report
- Pedestrian Level Wind Study
- Planning Rationale Report
- Public Consultation Strategy Report
- Servicing Report
- Sun/Shadow Studies
- Transportation Impact Study

Agency Circulation Outcomes

The application together with the applicable reports noted above, 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 amendment, including associated conditions of approval.

POLICY AND REGULATION 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 Planning Statement (2024).

Official Plan

The site is designated Regeneration Areas in the Official Plan. Regeneration Areas are intended to support a broad mix of uses, including residential, commercial, institutional, and parks and open spaces. See Attachment 3 of this Report for the Land Use Map.

Downtown Secondary Plan

The site is designated Mixed Use Areas 1 – Growth on the east side of the site, and Mixed Use Areas 3 – Main Streets on the west side, as per the Downtown Secondary Plan. A range of residential, commercial, institutional and parks and open space uses are permitted within Mixed Use Areas 1 and 3. The policies permit a variety of building Types in Mixed Use Area 1, including tall buildings and some of the greatest proportions of non-residential uses. Mixed Use Areas 3 is intended to support a “Main Street

character” being generally midrise with tall buildings permitted based on compatibility. Spadina Avenue is also identified as a Priority Retail Street and a Great Street in the Downtown Plan.

King-Spadina Secondary Plan

The site is in the King-Spadina Secondary Plan, approved by the Ontario Land Tribunal in August of 2023. This plan builds upon the policies from the Official Plan and Downtown Plan, and responds to the specific needs and pressures of King Spadina, including: supporting employment through non-residential uses, conserving and enhancing heritage character of the area, and promoting livability for residents through amenities such as high quality public realm, active transportation and community services.

The eastern portion of the property is within the East Precinct and the western portion of the property is within the Spadina Precinct. The East Precinct is intended to contain the tallest heights in the Secondary Plan Area, while the Spadina Precinct is intended to preserve the midrise warehouse character of the area. The King-Spadina Public Realm Strategy and the King-Spadina Heritage Conservation District further reinforce and specify the public realm and heritage directions of the King Spadina Secondary Plan.

Zoning

The site is zoned Commercial Residential Employment, CRE x83 and CRE x85, through Zoning By-law 569-2013. The site-specific exceptions contain the zoning and performance standards that were approved in 2023 for the 39-storey building, by site specific Zoning By-law 588-2023.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- [Tall Building Design Guidelines](#)
- [Growing Up Guidelines: Planning for Children in Vertical Communities](#)
- [Pet Friendly Design Guidelines and Best Practices for New Multi-unit Buildings](#)
- [Retail Design Manual](#)

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. 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 2050 or sooner.

[TGS Version 4.0 Checklist: Mid to High Rise Residential and all New Non-Residential Development](#)

PUBLIC ENGAGEMENT

Community Consultation

A virtual community consultation meeting was held on March 13, 2025, hosted by Community Planning staff. 11 members of the public were in attendance at the meeting, as well as the applicant and the Ward Councillor. At the meeting, City staff and the applicant gave presentations on the planning policies, development review process and details of the proposal. Following the presentations, City staff led a question and comment period.

Comments and issues raised at the open house meeting included:

- Concern with traffic congestion;
- Timeline for construction;
- Community benefits offered through the development; and
- Positive comments related to architectural design.

Statutory Public Meeting Comments

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

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

Land Use

The proposed residential and retail uses are permitted in Regeneration Areas and support the policy objectives of the Official Plan and Secondary Plans. The application proposes 34,997 square metres of residential uses, and 127 square metres of non-residential uses at the ground level. The proportion of non-residential space has been slightly reduced from the previous approval which provided 205 square metres of non-

residential uses, shown as retail. While retail is currently contemplated, a hotel is also a permitted use in this zone and the proposed site-specific Zoning By-law would enable hotel operations on site, including shared loading between the residential and hotel uses, should hotel be pursued further through the Site Plan Control process.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. The application proposes a high proportion of family-sized units, exceeding the minimum number of family sized units as required under the Downtown Plan and Growing Up Guidelines. The unit mix contains 2% bachelor units, 30% 1-bedroom units, 55% 2-bedroom units, and 13% 3-bedroom units.

Proceeds remaining from the property transaction between the City and the applicant are to be used by the City to acquire affordable housing units in the area, with special focus on potential affordable housing opportunities on City owned properties including 35 Bellevue Avenue and 15 Denison Avenue. In addition, the application will be subject to the Community Benefits Charge (CBC) which will be calculated based on 4% of the value of the land.

Built Form, Height, Massing

This application has been reviewed against the relevant Official Plan policies, as well as the Downtown Plan, King Spadina Secondary Plan and applicable design guidelines. As it relates to the King Spadina Secondary Plan, the proposed building considers both the Spadina Precinct and East Precinct areas by providing a podium height that is generally in keeping with the existing datum line on Spadina Avenue, with a tower stepback of 6 metres from the edge of the podium to concentrate the tower massing away from the street. The building maintains the general height transition from east to west as per the Transition Zones identified in the Secondary Plan. This application also proposes a height increase of 11 storeys (10 additional tower levels and 1 additional podium level). Given the existing and the planned context for the property and the surrounding area, the proposed built form, height and massing proposed by the applicant are appropriate.

Heritage

The subject property falls within the King-Spadina Heritage Conservation District (HCD) which designates it under Part V under the Ontario Heritage Act. The subject property is a non-contributing property and therefore not of heritage value.

Public Realm

A minimum sidewalk width of 6 metres from the curb to the building face will be established along Spadina Avenue, including a 3-metre-wide pedestrian clearway. Ground floor retail is proposed along Spadina Avenue to activate the public realm. Additionally, a privately-owned publicly accessible open space (POPS) of at least 13 square meters is being proposed to facilitate an exterior midblock connection from the

future park to the north, through to the adjacent POPS to the east of the development accessed from Oxley Street (being delivered by the development of 355 Adelaide Street West). Staff consider the proposed POPS to be a positive element of the proposal and recommend that the POPS be secured via an Easement Agreement with its final design to be secured through the Site Plan Control process. 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.

Shadow Impact

Shadow studies were submitted in support of the proposed development. The King-Spadina Secondary Plan (2022), does not permit any net-new shadow on the north sidewalk of Queen Street West on March 21st and September 21st from 12:18 pm onward. The proposed building height complies with this policy and does not cause shadow on the north side of Queen Street. The Secondary Plan requires that development minimize shadow on the sidewalk on the west side of Spadina Avenue. There will be no shadow impact from this development on the west sidewalk of Spadina Avenue from 12:18 pm onwards during the spring and fall equinoxes, which staff find satisfactory.

Consistent with the Downtown Plan and the King-Spadina Secondary Plan (2022), there will be no shadow impact on any of the sun protected parks. Given the location of the proposed City park to the north of the proposed development, any development, including development that fits within the as-of-right building envelope permitted by the existing Zoning By-law, would result in shadow on the park. The proposed park is not one of the sun-protected parks in the Downtown Plan and King-Spadina Secondary Plans.

Access, Vehicular and Bicycle Parking and Loading

A Transportation Study Addendum was submitted with the application, which was reviewed by Transportation Review and no concerns were identified. The application currently proposes 5 levels of underground parking, two of which will be for a commercial parking garage operated by the Toronto Parking Authority. Underground parking and loading access are provided off of Oxley Street.

A total of 453 bicycle parking spaces are proposed, consisting of 46 short-term and 407 long-term spaces. 6 short term spaces are proposed at ground level, with the remainder being located on underground level 1 for use of visitors.

Additionally, a loading study was submitted in support of the application to determine the loading demand for the site. One type G loading space is provided off Oxley Street to support loading operations. The loading study also considers other uses within the building, including the potential for hotel operations in addition to the residential component.

Parkland

A 1,000 square metre public park was previously approved within the northern portion of the site and will be delivered as part of a real estate transaction between the City and the applicant. The terms of the real estate transaction and construction process include the ability for the applicant to receive a development charge credit to construct the public park to above base park condition, to the satisfaction of the General Manager, Parks and Recreation.

The future public park is separate from the proposed development and is not being relied upon to satisfy the parkland dedication requirement for the development. In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement for the development through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. 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 (2024) and the Toronto Official Plan, including the Downtown Plan and King-Spadina Secondary Plan. Staff are of the opinion that the proposal is consistent with the PPS (2024), and meets the intent of the Toronto Official Plan, particularly as it relates to development within Regeneration Areas. The proposal represents a built form that is in keeping with the surrounding area, provides new residential housing units in the neighbourhood particularly a high proportion of family-sized units, and improves the public realm with widened sidewalks and a new POPS. Staff recommend that Council approve the application.

CONTACT

Shaylyn Costello, RPP, MCIP, Planner, Community Planning, Tel. No. 416-392-6061,
E-mail: shaylyn.costello@toronto.ca

SIGNATURE

A handwritten signature in black ink, appearing to read 'Carly R', with a long horizontal stroke extending to the right.

Carly Bowman, M.Sc.Pl., MCIP, RPP
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/Roof Plan
- Attachment 7: Ground Floor Plan
- Attachment 8: West Elevation
- Attachment 9: South Elevation
- Attachment 10: North Elevation
- Attachment 11: East Elevation
- Attachment 12: 3D Massing in Context Looking Northeast
- Attachment 13: 3D Massing in Context Looking Southwest

Attachment 1: Application Data Sheet

Municipal Address: 101-105 SPADINA AVE and 363 ADELAIDE ST W
Date Received: January 29, 2025
Application Number: 25 110349 STE 10 OZ
Application Type: Rezoning
Project Description: Zoning By-law Amendment for a 50-storey mixed-use building with a total height of 167.35 metres. The total proposed gross floor area is 35,063 square metres including 127.4 square metres of ground floor retail and 452 residential units above. This application proposes revisions to the approved zoning by-law amendment (By-law 588-2023) which enabled a 39-storey mixed-use development, including a stratified public park on the north part of the site.

Applicant	Agent	Architect	Owner
URBAN STRATEGIES INC		AUDAX	DEVGREAT INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	King-Spadina Secondary Plan
Zoning:	CRE (x83) (x85)	Heritage Designation:	King Spadina Heritage Conservation District
Height Limit (m):	39, 30	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 2,178 Frontage (m): 23 Depth (m): 51

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	884	-	1,263	1,263
Residential GFA (sq m):		-	34,997	34,997
Non-Residential GFA (sq m):	1,679	-	66	66
Total GFA (sq m):	1,679	-	35,063	35,063
Height - Storeys:	2	-	50	50
Height - Metres:	-	-	160	160

Lot Coverage Ratio (%): 58 Floor Space Index: 16.1

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	34,607	390
Retail GFA:	127	-
Office GFA:	-	-
Industrial GFA:	-	-
Institutional/Other GFA:	-	-

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	-	-	-	-
Freehold:	-	-	-	-
Condominium:	-	-	452	452
Other:	-	-	-	-
Total Units:			452	452

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	-	-	-	-	-
Proposed:	10	137	246	59	
Total Units:	10	137	246	59	

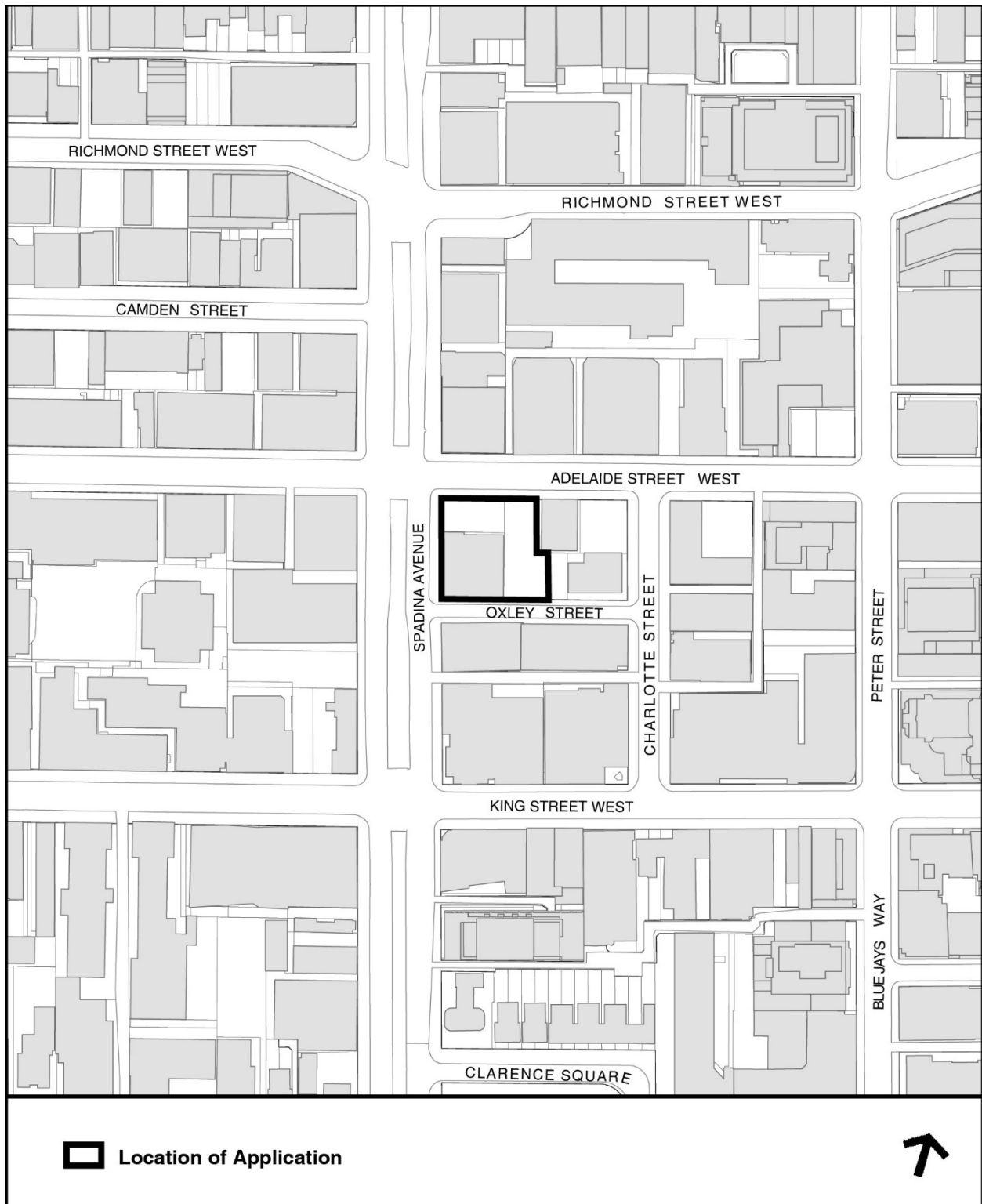
Parking and Loading

Parking Spaces: 192 Bicycle Parking Spaces: 453 Loading Docks: 1

CONTACT:

Shaylyn Costello, Planner, Community Planning (392)-6061
Email: shaylyn.costello@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #18

101 - 105 Spadina Ave & 363 Adelaide Street West

File # 25 110349 STE 10 0Z



Location of Application

Mixed Use Areas

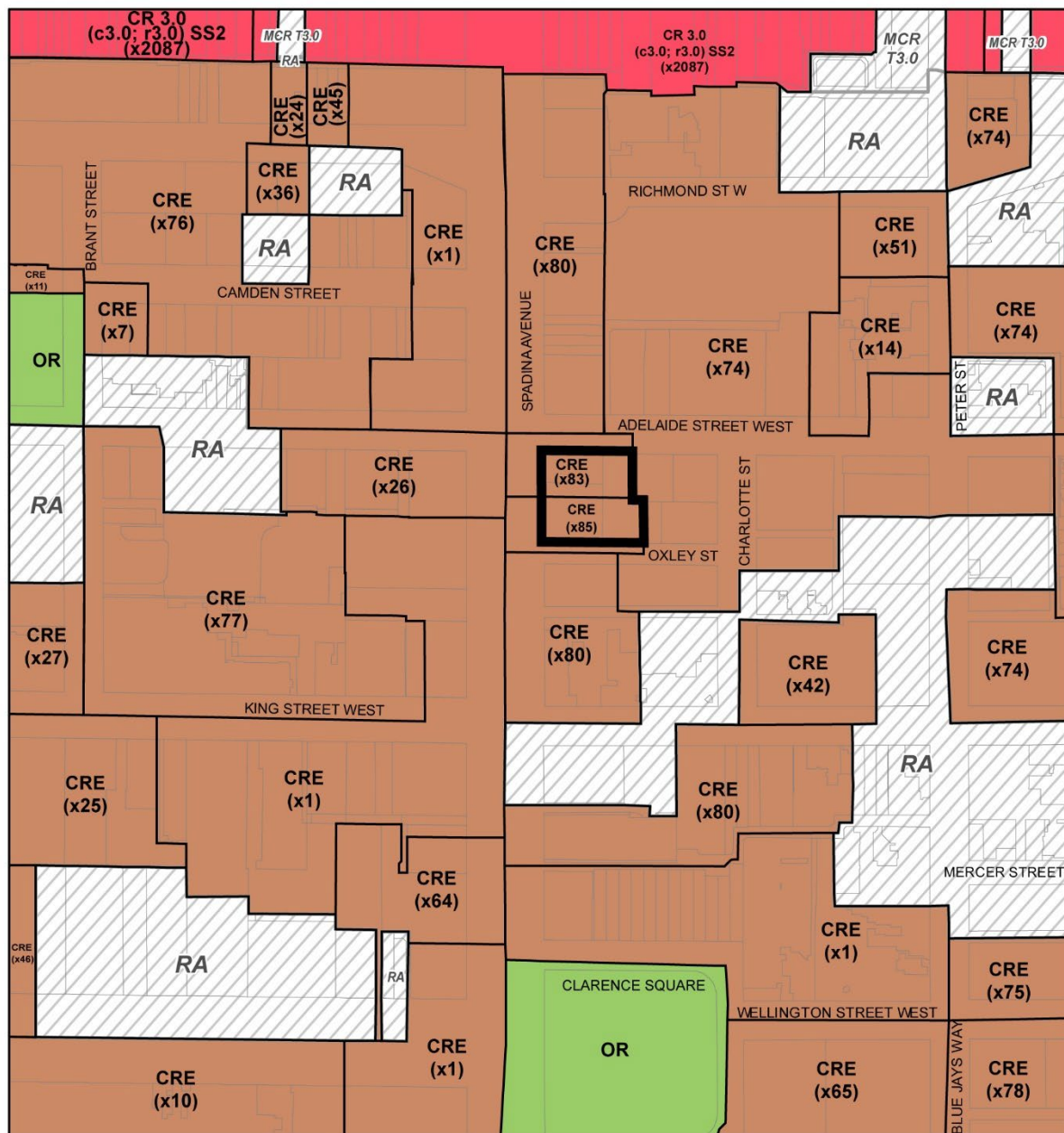
Parks

Regeneration Areas



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Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

101-105 Spadina Ave & 363 Adelaide Street West

File # 25 110349 STE 10 0Z

- Location of Application
- CR Commercial Residential
- CRE Commercial Residential Employment
- OR Open Space Recreation

- See Former City of Toronto By-law No. 438-86
- MCR Mixed-Use District
- RA Mixed-Use District



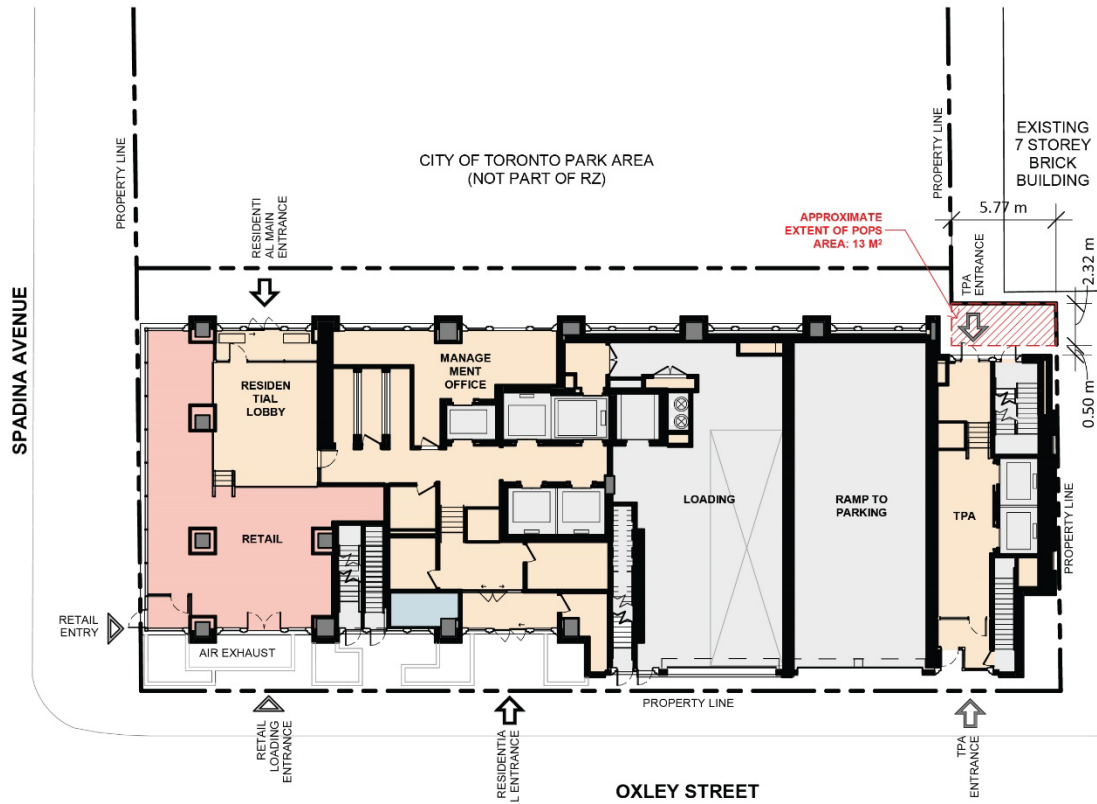
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Attachment 5: Draft Zoning By-law Amendment

To be provided prior to the July 8, 2025, Toronto and East York Community Council meeting.



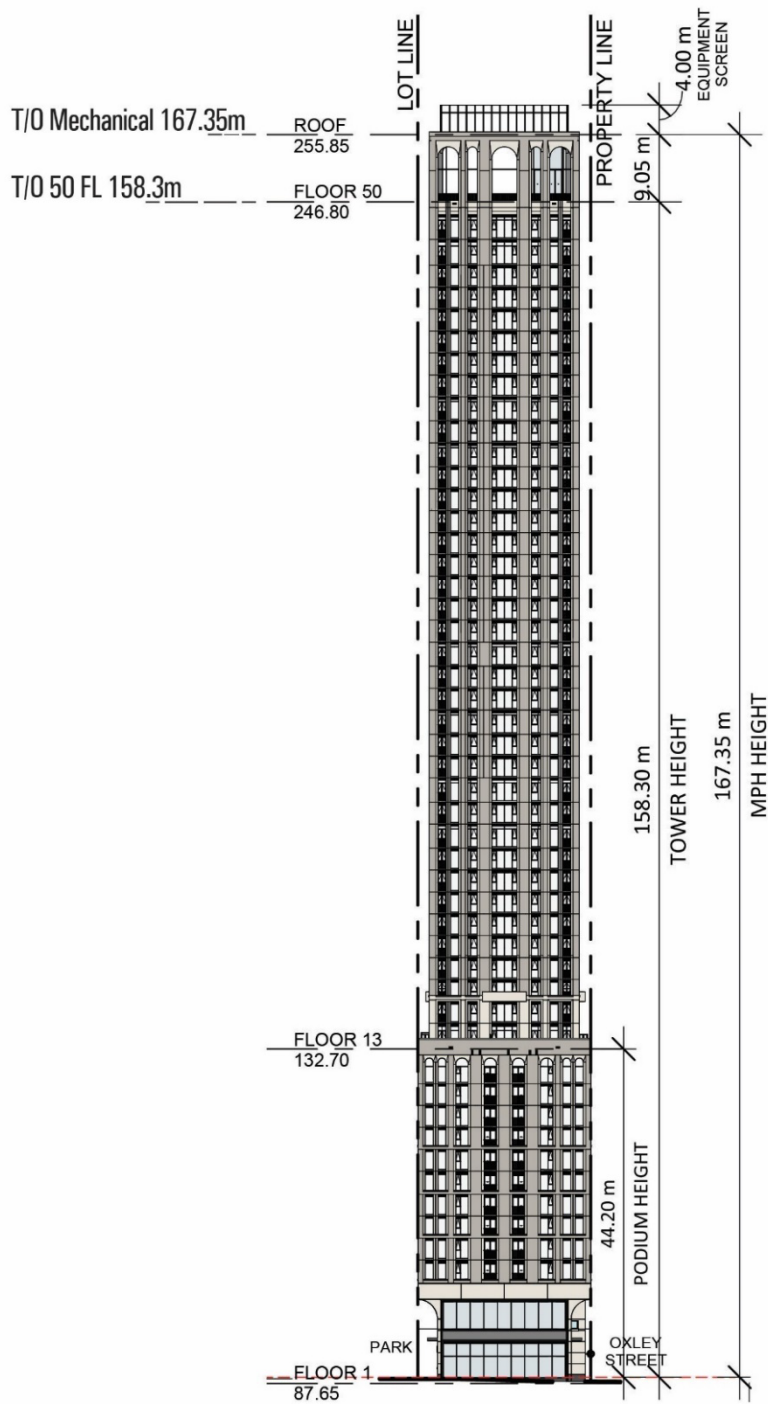
Attachment 7: Ground Floor Plan



Ground Floor Plan

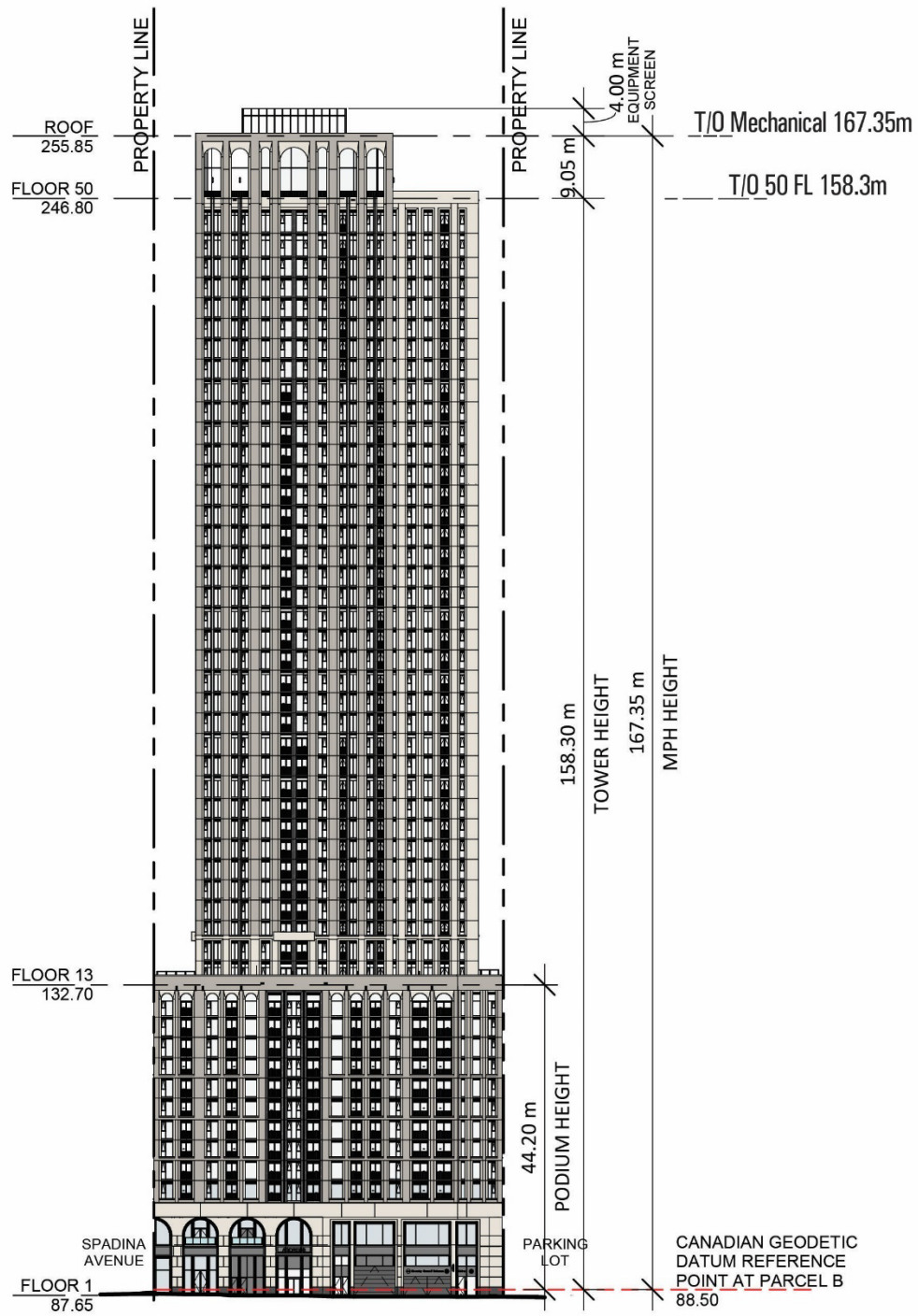


Attachment 8: West Elevation



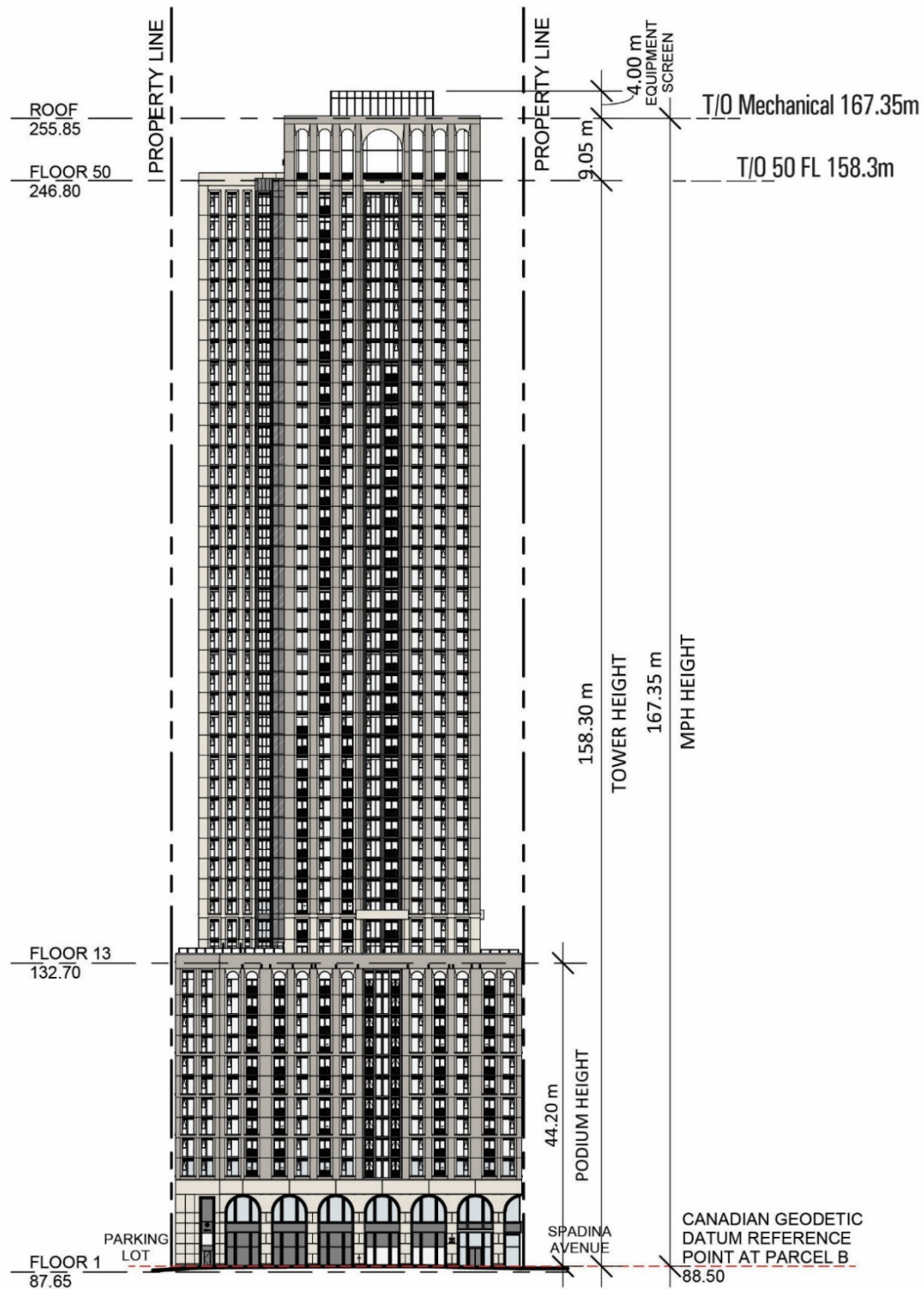
West Elevation

Attachment 9: South Elevation



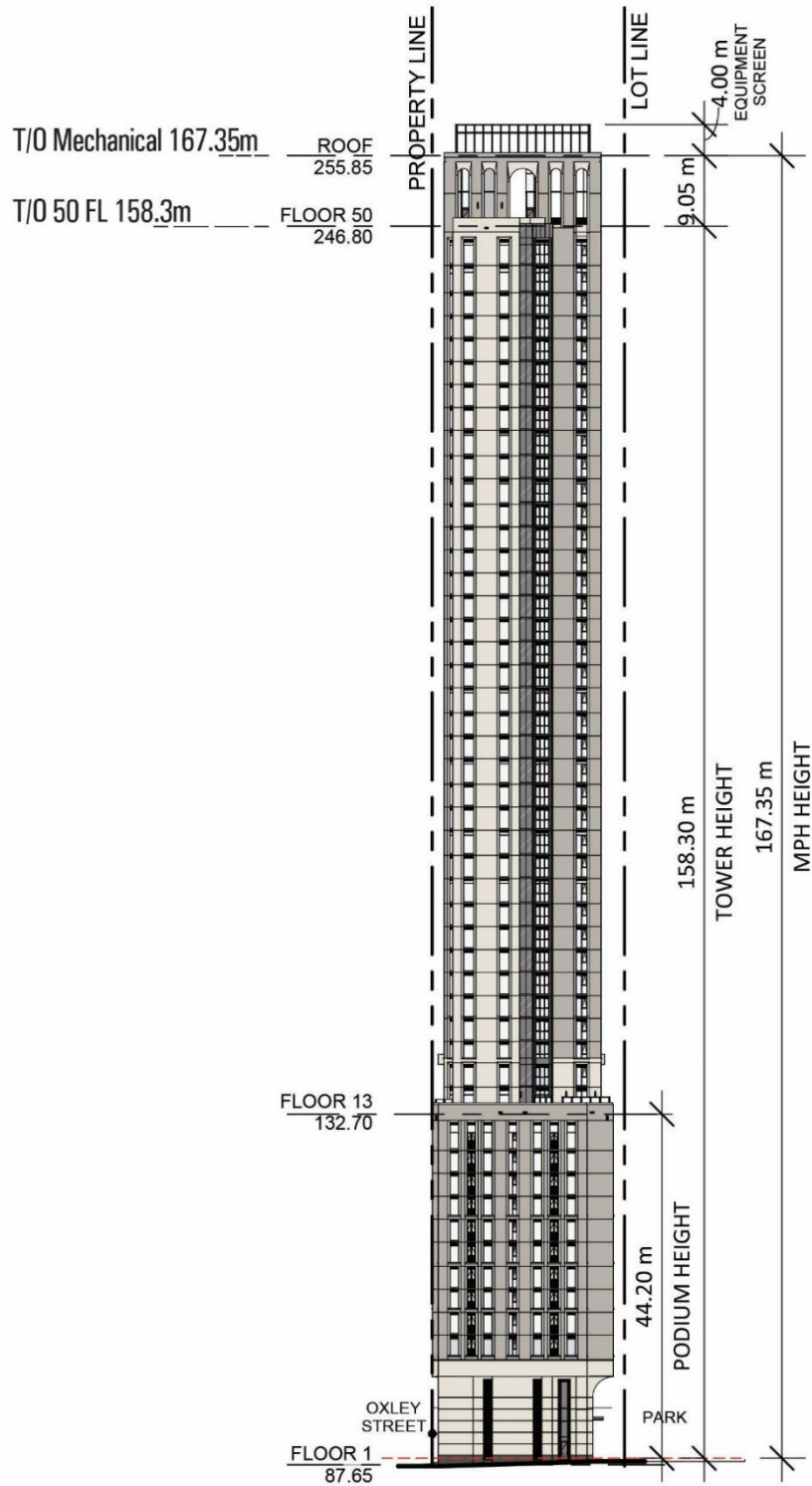
South Elevation

Attachment 10: North Elevation



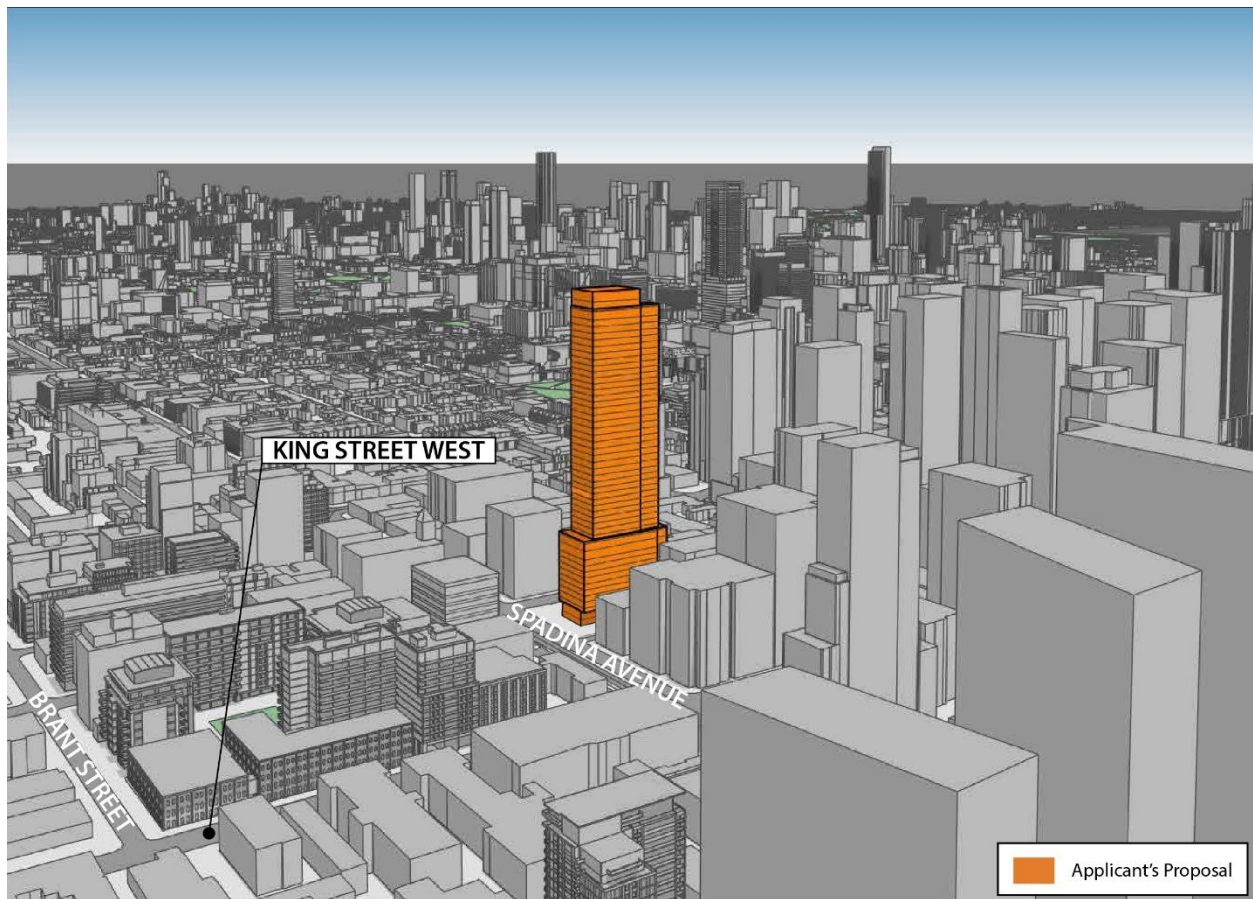
North Elevation

Attachment 11: East Elevation



East Elevation

Attachment 12: 3D Massing in Context Looking Northeast



View of Applicant's Proposal Looking Northeast



03/24/2025

Attachment 13: 3D Massing in Context Looking Southwest

