

**295 Adelaide St W, 100, 104 John Street - Rezoning,  
Application - Preliminary Report**

<b>Date:</b>	June 9, 2008
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 20 – Trinity-Spadina
<b>Reference Number:</b>	08-164515 STE 20 OZ

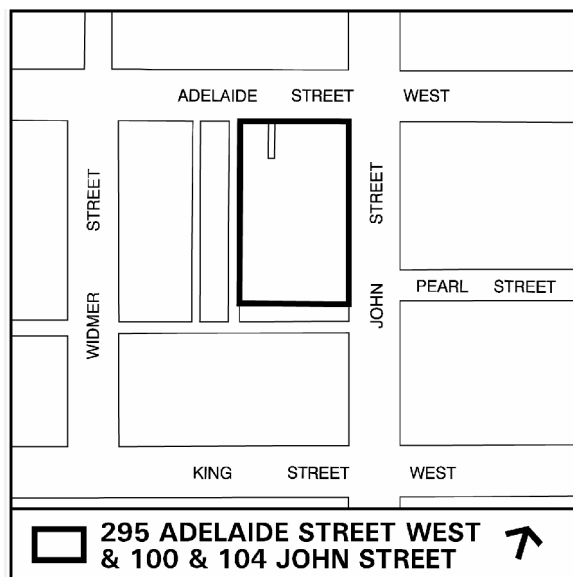
**SUMMARY**

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes a 42-storey mixed use building at 295 Adelaide Street West, 100 and 104 John Street with 388 below grade parking spaces. Proposed uses include a hotel, retail, restaurant and residential condominium. The site includes a heritage building located at the north end of the site which is proposed to be moved to the south end of the site adjacent to another heritage building.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application.

The subject properties are located within the King-Spadina Secondary Plan East Precinct area. This area has been the subject of a significant number of development applications that are well in excess of permitted building heights and do not meet the built form policies of the Secondary Plan. In April 2008 Toronto and East York Community Council, directed Planning Staff to review the existing built form policies in the East Precinct, as noted



in motion no. TE 14-70. The study will specifically address the following:

1. The public policy goals and objectives of the Official Plan;
2. The goals and objectives of the King-Spadina Secondary Plan;
3. The emerging “Living Downtown Study” principles;
4. The heritage character of the area including enhancements to the area’s heritage policy framework;
5. The maintaining and enhancing of employment opportunities in the area; and
6. The impact on pedestrian safety and the public realm.

Coupled with this review, the newly established Entertainment District Business Improvement Association (“BIA”), has initiated a Master Plan exercise. The BIA study area includes the East Precinct, which will be reviewed by staff, in accordance with Community Council’s direction. The BIA process commenced on May 29, 2008.

Planning Staff have circulated this application, and other similar, recently received applications in the East Precinct, to be considered parallel with the broader studies.

Community Consultation meetings are recommended throughout the balance of this process, in consultation with the Ward Councillor. Community Consultations for all individual applications and the Built Form Review were held in June of this year, in accordance with the regulations of the Planning Act.

This development proposal challenges many aspects of the existing policy framework for King Spadina, and will be reviewed in the context of the City’s built form review and the BIA Master Plan study. Likewise, comments received on individual applications will help to inform our area review and will be considered in the public consultation process.

It is staff’s goal to have all the studies completed prior to reporting back to Council on any individual application. It is anticipated that a final report for the subject application will be submitted in the first to second quarter of 2009.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to continue to process this application in the East Precinct of the King-Spadina Secondary Plan area, in light of the City’s and BIA’s built form and Master Plan reviews for the area.

2. Staff be directed not to submit Final Reports on development applications in the King-Spadina East Precinct until such a time as the built form review has been considered by Council.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

In 2005, a review of the King-Spadina Secondary Plan was initiated by Council to evaluate specific matters related to entertainment uses in the area, community infrastructure, built form policies and the policies related to the public realm. The study was completed in 2006 and resulted in Official Plan Amendment 921-2006 and Zoning By-law Amendment 922-2006 being approved by City Council which introduced limited changes to the planning framework for the area. These amendments were enacted by City Council in September 2006 and are currently under appeal to the Ontario Municipal Board by area owners and developers. There have been a series of pre-hearing conferences resulting in some appeals being withdrawn or settled. A hearing is now scheduled for November 2008.

### **ISSUE BACKGROUND**

#### **Proposal**

This application proposes a 42-storey mixed use building at 295 Adelaide Street West, 100 and 104 John Street with 388 below grade parking spaces. Proposed uses include hotel, retail, restaurant and residential condominium. The site includes a heritage building currently located at the north end of the site which is proposed to be moved to the south end of the site adjacent to another heritage building on an abutting lot.

#### **Site and Surrounding Area**

The site fronts on both Adelaide Street West and John Street. It is currently used as a parking lot with a heritage building on the north end of the site occupied by a restaurant.

North: low rise commercial uses on the north side of Adelaide Street West;

South: a lane separates the site from the approved 42-storey project containing the Toronto International Film Festival (5 storeys) and a residential condominium (37 storeys);

East: a commercial parking lot; and

West: two City owned lanes separated by a strip of land that forms a part of the application for 21, 23 Widmer Street and 399 Adelaide Street West to permit a 44 storey building.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The site is designated *Regeneration Area* in the Official Plan which permits the proposed residential and commercial uses. Chapter 6.16 of the Official Plan contains the King-Spadina Secondary Plan. The King-Spadina Secondary Plan emphasizes the reinforcement of the characteristics and qualities of the area through special attention to built form and the public realm. In particular, Section 3-Urban Structure and Built Form, subsection (e) specifies that new buildings will achieve a compatible relationship with their built form context through consideration of such matters of building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression. Further, Section 4 – Heritage subsection 4.3, cites that “New buildings should achieve a compatible relationship with their heritage buildings in their context through consideration of such matters as, but not limited to, building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression.

## **Zoning**

The site is zoned Reinvestment Area (RA) by Zoning By-law 438-86, as amended. As part of the RA zoning controls, density standards were replaced by a package of built form objectives expressed through height limits and setbacks.

The Zoning By-law permits a maximum building height of 30 metres for this site. An additional 5 metres is permitted for rooftop mechanical elements. A 3 metre setback above 20 metres on all street frontages is also required.

## **Site Plan Control**

The proposed development is subject to Site Plan Approval. To date, no site plan submission has been made.

## **Reasons for the Application**

The applicant has submitted a Zoning By-law Amendment application to permit a building that significantly diverges from the built form policies of the King-Spadina Secondary Plan and 30 metre height limit permitted for the site as set out in Zoning By-law 438-86, as amended. The proposed height of 147 metres exceeds the permitted height by approximately 117 metres and does not comply with the 3 metre stepback requirements above 20 metres as set out in Section 12(2)246. Other variances may be identified through the circulation process.

This application has been submitted without all the required supporting documents in order to be considered at Community Council with similar applications for the King-Spadina East Precinct area. The application will not be circulated until such time as the required material has been received.

## **COMMENTS**

### **Issues to be Resolved**

Issues to be addressed include, but are not necessarily limited to:

1. Conformity with the existing Urban Structure and Built Form policies of the King-Spadina Secondary Plan;
2. Compliance with the Tall Building Design guidelines;
3. Height and massing relationships with the immediate area and with abutting properties;
4. Relationship to abutting heritage buildings, the Queen Street West Heritage Conservation District, and the physical heritage character of the area;
5. Traffic, site servicing, and impacts on the pedestrian realm;
6. Shadow impacts on the public realm including Queen Street West that result from the height and massing, as well as light, view and privacy issues related to abutting properties.
7. Impacts on the future development of the King-Spadina area.
8. Additional areas of non-compliance with the Zoning By-law may be identified through further review of the application.
9. Identification and securing of community benefits under Section 37 of the Planning Act should the proposed development, or some version thereof advance, will be assessed, in accordance with Sections 5.1 and 7.2 of the King-Spadina Secondary Plan.

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

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## **SIGNATURE**

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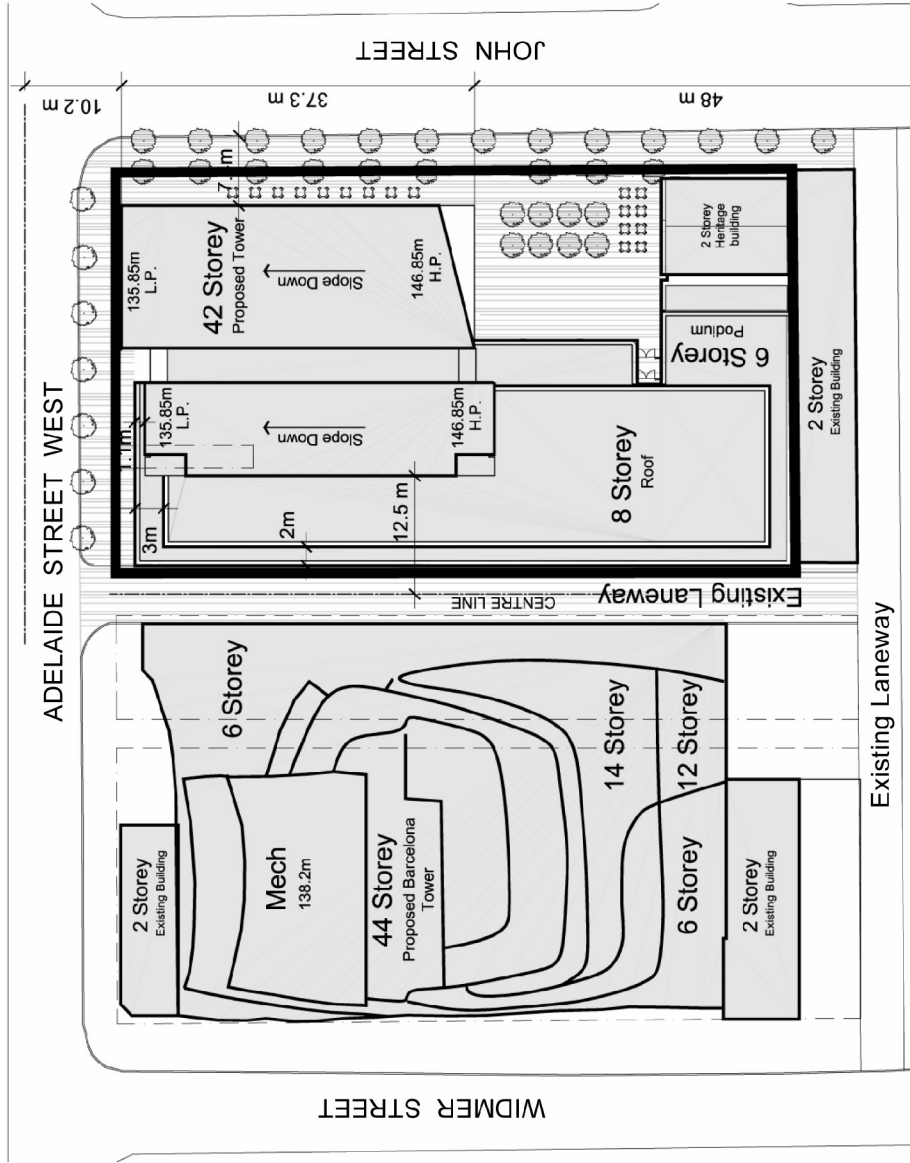
Raymond David, Acting Director  
Community Planning, Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Elevations  
Attachment 4: Zoning  
Attachment 5: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

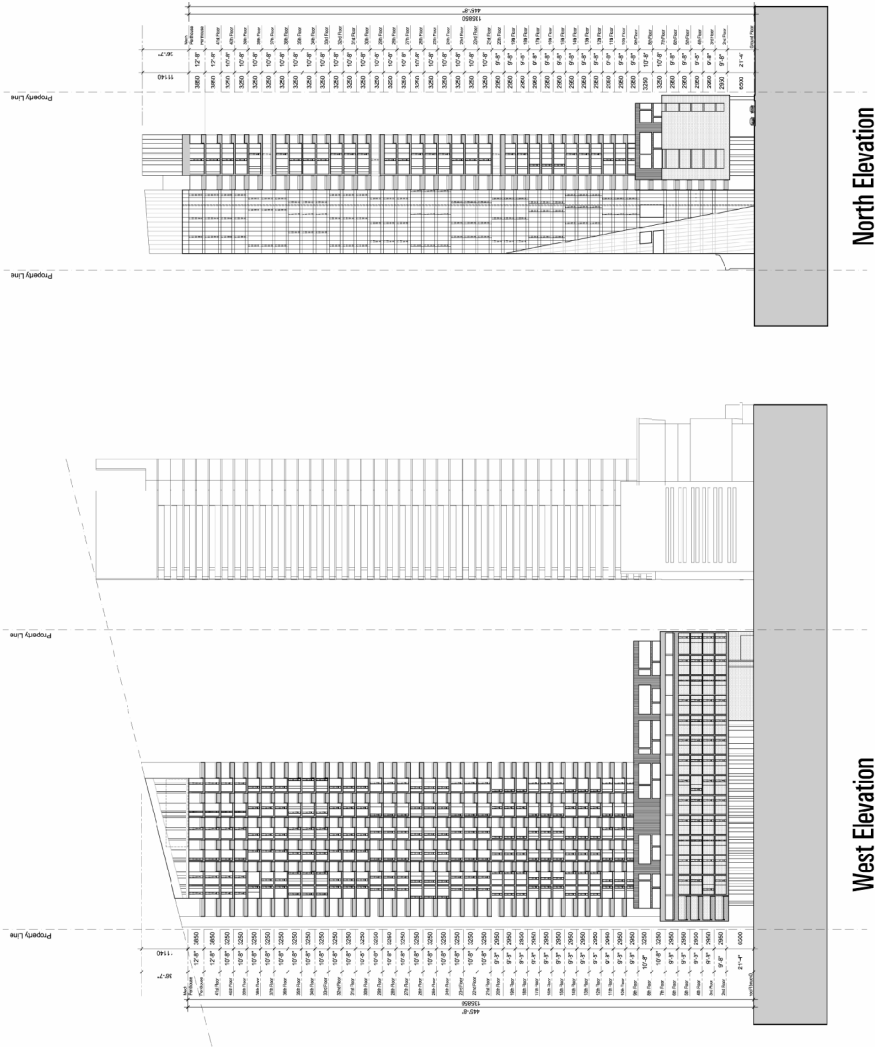
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06/05/08



295 Adelaide Street West  
100 & 104 John Street

File # 08\_164515

# Attachment 2: Elevations

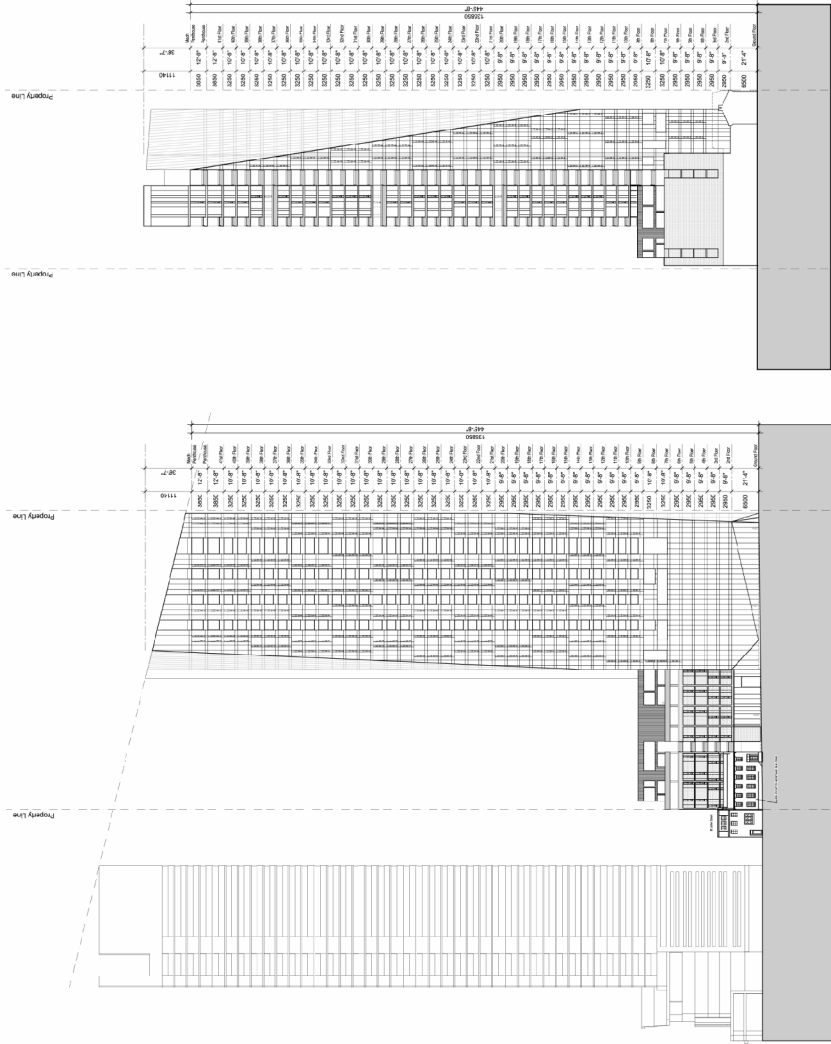


**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 06/05/08

**295 Adelaide Street West**  
**100 & 104 John Street**  
 File # 08\_164515



# Attachment 3: Elevations



South Elevation

East Elevation

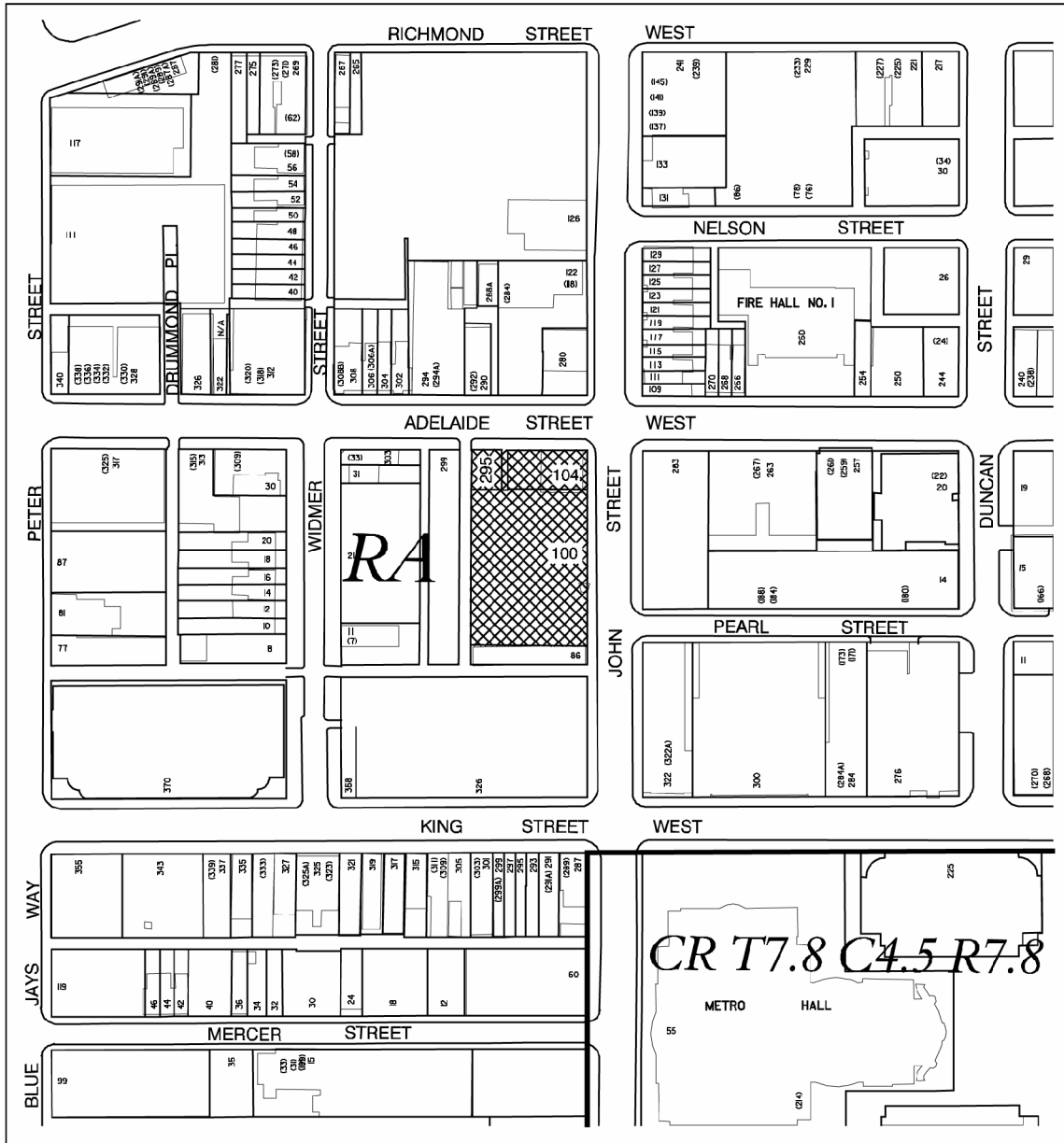
**295 Adelaide Street West  
100 & 104 John Street**

**Elevations**  
Applicant's Submitted Drawing

File # 08\_164515

Not to Scale  
06/05/08

# Attachment 4: Zoning



295 Adelaide Street West & 100 & 104 John Street

File # 08\_164515

- CR Mixed-Use District
- RA Mixed-Use District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 06/05/08 - AA

## Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	08-164515 STE 20 OZ
Details	Rezoning, Standard	Application Date:	June 2, 2008
Municipal Address:	295 ADELAIDE ST W		
Location Description:	PL 37E LT1 **GRID S2015		
Project Description:	Rezoning applicaiton to permit the re-development of the site for an 8 and 42 storey building on the lands containing 443 residential units, 104 hotel units, and 388 vehicluar parking spaces below grade. Included in the proposal is the retention but relocation of the existing heritage structure at 104 John Street to most south easterly corner of the property		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Patrick Devine			Pinnacle International (Adelaide St) Ltd

### PLANNING CONTROLS

Official Plan Designation:	Site Specific Provision:
Zoning: RA	Historical Status: Y
Height Limit (m): 30	Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq. m):	3050	Height:	Storeys:	42
Frontage (m):	42.33		Metres:	146.99
Depth (m):	78.42			
Total Ground Floor Area (sq. m):	1704			<b>Total</b>
Total Residential GFA (sq. m):	38492		Parking Spaces:	388
Total Non-Residential GFA (sq. m):	8718		Loading Docks	2
Total GFA (sq. m):	47210			
Lot Coverage Ratio (%):	60			
Floor Space Index:	15.48			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	38492	0
Bachelor:	0	Retail GFA (sq. m):	622	0
1 Bedroom:	356	Office GFA (sq. m):	0	0
2 Bedroom:	75	Industrial GFA (sq. m):	0	0
3 + Bedroom:	12	Institutional/Other GFA (sq. m):	8096	0
Total Units:	443			

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