

**523, 525 and 525A Adelaide Street West - Zoning
Amendment Application - Preliminary Report**

Date:	May 12, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	12 117029 STE 20 OZ

SUMMARY

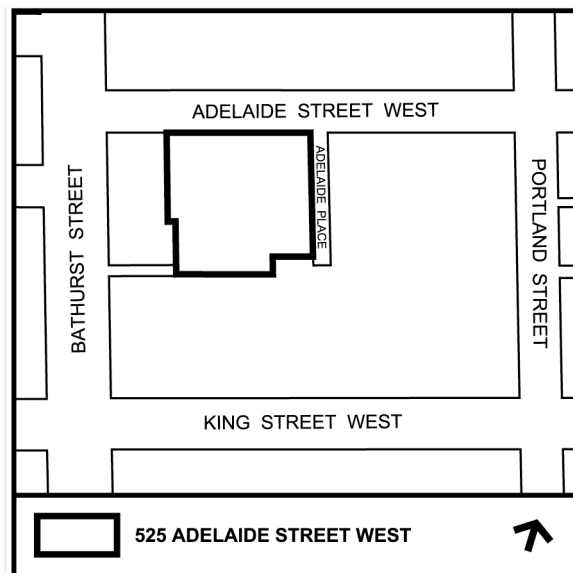
This application proposes to amend the former City of Toronto Zoning By-law 438-86 to permit the development of a 19- storey mixed-use building with retail uses at grade and 440 units above. Included in the proposal are 302 parking spaces in four levels of parking to serve the project located in a below grade parking facility.

The proposal also includes the provision of lands for a future public park. It is being proposed that the park would be based on a stratified land ownership with the applicant retaining ownership of the underground parking beneath the proposed park.

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

The application in its current form is not supportable. Of considerable concern to staff is the appropriateness of the proposed height and massing of the building.

The further processing of the application and public consultation process are recommended in order to give the applicant the opportunity to work with City staff, the community and the Ward Councillor to



address these concerns and others that may arise through further review of the application.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 523, 525 and 525A Adelaide Street West together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On March 30, 2010 an application was submitted on the subject site to permit mixed-use residential and commercial buildings. Phase 1 of the proposed development consisted of an 11-story structure and phase 2 proposed a 14-storey structure. Three levels of underground parking were proposed to be provided with a total of 299 parking spaces. The proposal included 434 rental residential suites and 1,050 square metres of commercial space at grade. The application was to proceed based upon an application for minor variances to permit the necessary relief to the Zoning By-law. The minor variance application was never filed and the file was closed upon the submission of the current application by a different applicant.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss the new proposal on September 26, 2011. The applicant attended a pre-application community meeting hosted by the local councillor on November 9, 2011. The proposal as presented at that meeting was described as a residential building up to 23-storeys in height with 520 units and a floor space index of 8.9 times coverage. The proposed at-grade connections and public open-space at the south-east corner of the site were presented as part of the proposal. There was concern expressed regarding the height of the proposal and the potential precedent this would set for the King-Spadina neighbourhood west of Spadina Avenue (West Precinct). A follow-up meeting was held with the applicant and staff to discuss complete application submission requirements on December 7, 2011.

A community meeting hosted by the local councillor was held on December 12, 2011 to discuss the subject development proposal and two adjacent properties, 103-111 Bathurst

Street to the west (file no. 11 289519 STE 20 OZ) and the properties collectively known as 620 King Street West located east of the subject site (for which no application has yet been made to the City). The owners presented a proposal for how the block bounded by Bathurst Street, Adelaide Street West, Portland Street and King Street West could be developed comprehensively. The meeting focused both on the built form of the proposed developments and on the pedestrian and open space connections proposed for the subject site and the adjacent properties. With regard to built form, the residents in attendance expressed concern with the impacts of the proposed height and massing, which were perceived as not in keeping with what has been approved and built in the West Precinct of the King-Spadina area. There was general support for the idea of providing enhanced pedestrian connections and open space at-grade as a public amenity.

ISSUE BACKGROUND

Proposal

The site is located on the south side of Adelaide Street West just east of Bathurst Street. The applicant proposes to construct a 19-storey mixed-use building comprised of a 7-storey brick base building with a mix of retail, and residential uses and a taller building rising above the base building in a T-shape with a total of 14-storeys extending across the frontage of the property adjacent Adelaide Street. A narrower 19-storey building located in approximately the middle of the lot extends south to the proposed extension of Brown's lane at the south end of the property. This taller 19-storey portion of the building steps back from Adelaide Street at each level. There is an extension of the taller portion of the building at the south end of the property extending to the western edge of the site with a height of 14-storeys, essentially creating a J-shaped building. Two-storey townhouse units are proposed for the south end of the development along the proposed extension of Brown's Lane.

The project would include 440 residential units and a total gross floor area of 36,809 square metres. Retail uses (665 square metres) are proposed at grade. The height of the proposed building is 59.1 metres to the top of the 19-storey portion of the building and 64.5 metres to the top of the mechanical elements. The proposed density would be 8.5 times the lot area.

At the south-east corner of the site the applicant has proposed a small (683 square metre) public park to be conveyed to the City by way of a strata conveyance. The strata conveyance would allow the interest in the underground garage proposed below the park to ultimately remain with the condominium corporation. The applicant is also proposing a stratified conveyance of 272 square metres of land at the south end of the site to allow Brown's Lane to be extended to the eastern end of the property. The proposed extension of Brown's Lane would provide only pedestrian access to the south end of the site.

Vehicular access is proposed from the private driveway shared with the adjacent property to the west at 103-11 Bathurst Street. Access would be right-in/right-out given Adelaide Streets one-way eastbound traffic flow. Included in the proposal are 302 parking spaces on four levels of underground parking. Servicing and loading would be located on the

west side at the middle of the site and the rear of the building respectively. The servicing and loading area and the ramp to the underground garage are proposed to be covered by a landscaped outdoor amenity area. Four hundred and forty-seven bicycle parking spaces at the ground floor and mezzanine level for resident, visitor, retail users.

The proposed development includes 978 square metres of indoor amenity space and a total of 1,354 square metres of outdoor amenity space. The amenity space does not include the proposed 668 square metre park. See Attachment 7 – Application Data Sheet.

The applicant, in cooperation with the owners of the adjacent site to the east, (referred to as 620 King Street West) has submitted a Block Plan, which proposes a series of at-grade pedestrian connections, public rights-of-way and open space amenities across these two sites. Staff are reviewing the block plan as supporting information for the subject application.

The applicant met with staff on May 7, 2012 to discuss several possible changes to the proposal, including: reducing floor to ceiling heights and increasing the number of floors from 19 to 21; increasing the number of units from 440 to 535; increasing the number of parking spaces from 302 to 338 with the first floor of the underground parking to be used for a mix of dedicated visitor parking and commercial parking; providing 54 three-bedroom units; and continuing to meet the By-law requirements for amenity space and bicycle parking.

Site and Surrounding Area

The subject site is located at the south side of Adelaide Street West just east of Bathurst Street. The property is square in shape with approximately 68 metres of frontage on Adelaide Street West and a depth of approximately 67 metres. The site is currently occupied by a five-storey building and a surface parking lot.

The site is surrounded by the following uses:

North: The northern edge of the site is defined by Adelaide Street West which has a right-of-way of 20 metres. North-west of the site at the north-east corner of Bathurst Street and Adelaide Street West is the Factory Theatre, a house form building and a four-storey addition designated under the *Ontario Heritage Act*. Evangel Hall, a 7-storey contemporary building which provides transitional housing is located east of the Factory Theatre. Further to the east is a self storage facility and a surface parking lot.

South: The southern edge of the site is defined by a mixed-use development at 650 King Street West (under construction) which is comprised of connected buildings at 10-storeys and 16-storeys. To the east of this development at 642 King Street West is a 4-storey brick building.

West: The site is bounded by the property at 103-111 Bathurst Street to the west. This site is subject to a development application for a 17- storey mixed-use building

with 2 stories of commercial uses (retail and office) and 255 residential units (file no. 11 289519 STE 20 OZ). An existing 3.6 metre driveway is shared by these two properties. The southern boundary of this site is Brown's Lane, which terminates at the eastern edge of this property (the western boundary of the subject site).

East: Adelaide Place, a north-south residential street forms the eastern boundary of the site. On the east side of Adelaide Place are six Victorian townhouse units facing west and several more Victoria townhouses on the south side of Adelaide Street facing north.

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 City of Toronto Official Plan which permits the proposed residential and commercial uses. Chapter 6.16 of the new 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 the policies of Section 3 – Built Form specify that new buildings will achieve a compatible relationship with their built form context through consideration of such matters as building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression. Buildings in the King-Spadina area shall also be sited and massed to provide adequate light, view and privacy for neighbouring properties. The King-Spadina Urban Design Guidelines (2006) will also be referenced in reviewing this application.

Zoning

The site is zoned Reinvestment Area (RA) by Zoning By-law 438-86, as amended (see Attachment 6). The RA Zone permits a range of residential uses, as well as commercial,

institutional and limited industrial uses. As part of the RA zoning controls, density standards were replaced with built form objectives expressed through height limits and setbacks.

The Zoning By-law permits a maximum building height of 23 metres for this site if a 3m stepback at 20m is provided. An additional 5 metres is permitted for rooftop mechanical elements.

The Zoning By-law requires a 7.5m setback from the side and rear lot lines for areas over 25m from the street lot line.

Site Plan Control

The proposed development is subject to site plan approval. An application for Site Plan Control has been submitted and is being reviewed concurrently with the Rezoning application.

Tree Preservation

There are two City-owned trees located on the City boulevard adjacent Adelaide Place which have been identified in the applicants Arborist Report as being recommended for removal. These trees are European Mountain Ash and are described as being in good condition. Urban Forestry staff have requested that the necessary permissions and requirements under the City's Street Tree By-law for the removal of these trees be provided prior to a final staff report to Toronto and East York Community Council for staff to make a recommendation on whether to remove the trees. The applicants submitted landscape plan proposes that seven street trees be planted within the public boulevard on Adelaide Street West. Smaller plantings are proposed for the public park proposed to be conveyed to the City.

There are no trees on the site which would qualify for protection under the City's Private Tree By-law. The Arborist Report is currently being reviewed by Urban Forestry staff.

Reasons for the Application

The applicant has submitted a Zoning By-law Amendment application to permit a building that exceeds the permitted maximum building height of 23 metres by approximately 36 metres, resulting in a proposed building height of 59.1 metres, (64.5 metres inclusive of the mechanical penthouse). In addition, the proposed building does not comply with other restrictions that are in effect on the lands.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Plan of Survey
- Site Plan and Statistics

- Architectural Plans, Elevations and Sections
- Perspective Drawings
- 3-D Massing Model
- Community Facilities Study
- Block Plan
- Arborist Report
- Archaeological Assessment
- Landscape Plans and Details
- Planning Rationale
- Sun/Shadow Study
- Pedestrian Level Wind Study
- Stormwater Management Report
- Transportation Impact Study and Parking and Loading Studies
- Toronto Green Standards Checklist

A Notification of Complete Application was issued on March 23, 2012

Issues to be Resolved

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

- Conformity with the existing Urban Structure and Built Form policies of the King-Spadina Secondary Plan, including the requirement that development result in a height, built form and massing which is complementary to the historic physical fabric of the area.
- Determination of appropriate setback distances for both the 7-storey base building and the 12-storey upper portion of the proposed building.
- Determination of appropriate separation distances to adjacent buildings.
- Evaluation of the appropriateness of a Tall Building on the site and evaluation of the proposed with Tall Building Guidelines (Design Criteria for the Review of Tall Building Proposals) for floorplate sizes, base building massing and setbacks for upper levels.
- Compatibility of the proposal with the adjacent development, including the proposed common use of the shared driveway for access and servicing of both developments.
- Traffic, parking, site servicing, and impacts on the pedestrian realm that may result from the intensity and scale of the proposed development.
- The appropriateness of the proposed public parkland and the acceptability of the proposed stratified parkland conveyance. Shadow and wind conditions will be assessed from the proposed and future developments impacting the area.

- The appropriateness of the proposed pedestrian connections and at-grade amenity space as described in the applicants submitted Block Plan.
- Whether improvements to Brown's Lane or Adelaide Place are necessitated by the proposed development and whether a stratified conveyance is required.
- 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.

The Toronto Green Standard Checklist has been submitted by the applicant and is currently under review for compliance with the tier 1 performance measures.

Section 37

Should this project proceed to approval, appropriate Section 37 benefits will be secured as part of the final report and by-laws.

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

CONTACT

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SIGNATURE

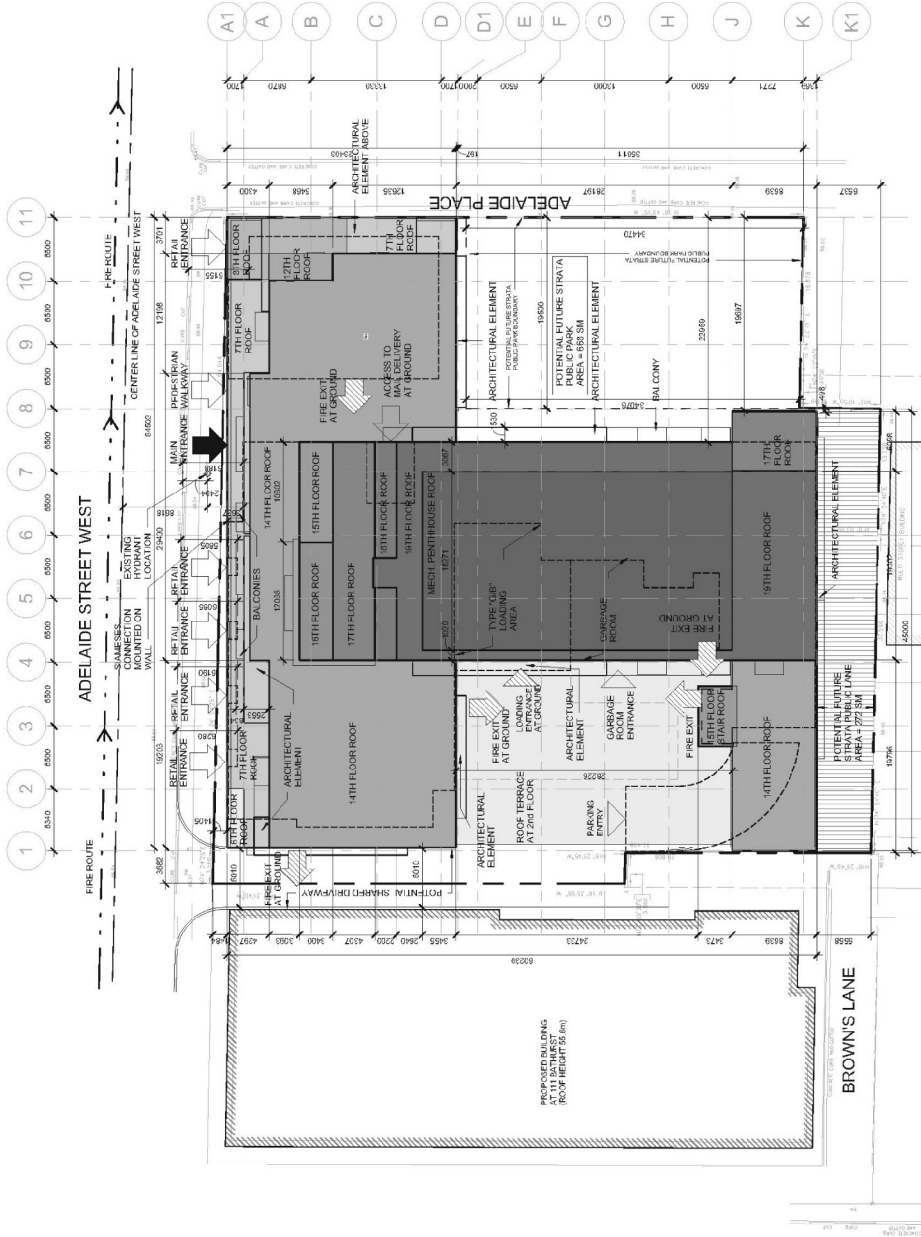
Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

- Attachment 1: Site Plan/Subdivision Plan
- Attachment 2: North Elevation
- Attachment 3: East Elevation
- Attachment 4: West Elevation
- Attachment 5: South Elevation
- Attachment 6: Zoning
- Attachment 7: Application Data Sheet

Attachment 1: Site Plan



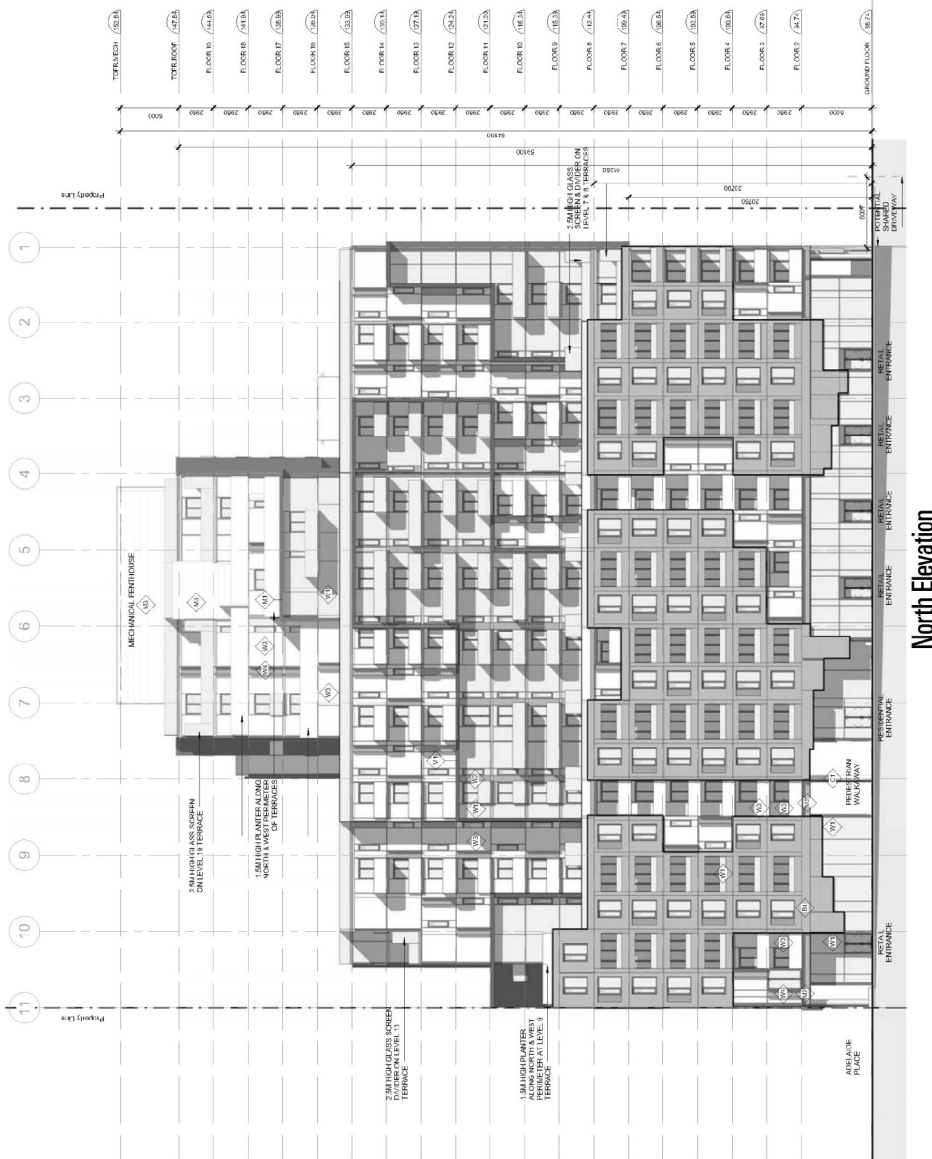
525 Adelaide Street West

Site Plan
Applicant's Submitted Drawing

File # 12 117029 02

Not to Scale
03/15/2012

Attachment 2: North Elevation



North Elevation

525 Adelaide Street West

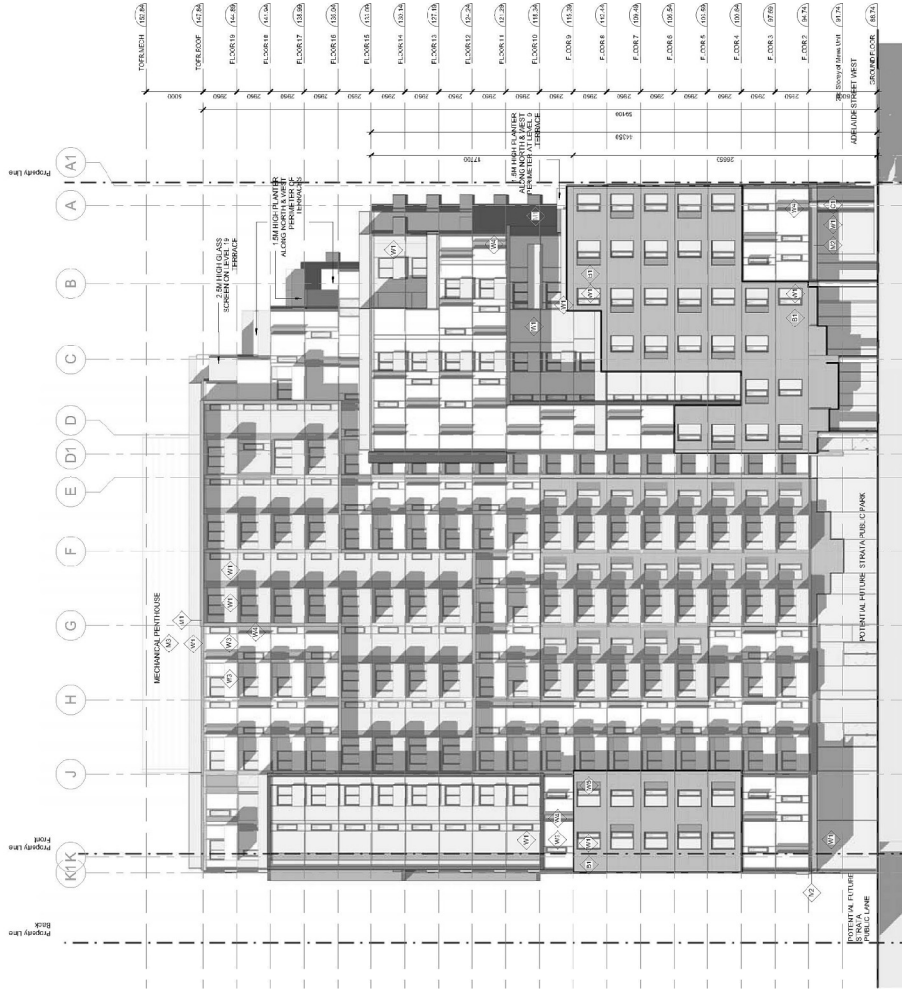
Elevations

Applicant's Submitted Drawing

Not to Scale
03/15/2012

File # 12 117029 0Z

Attachment 3: East Elevation



East Elevation

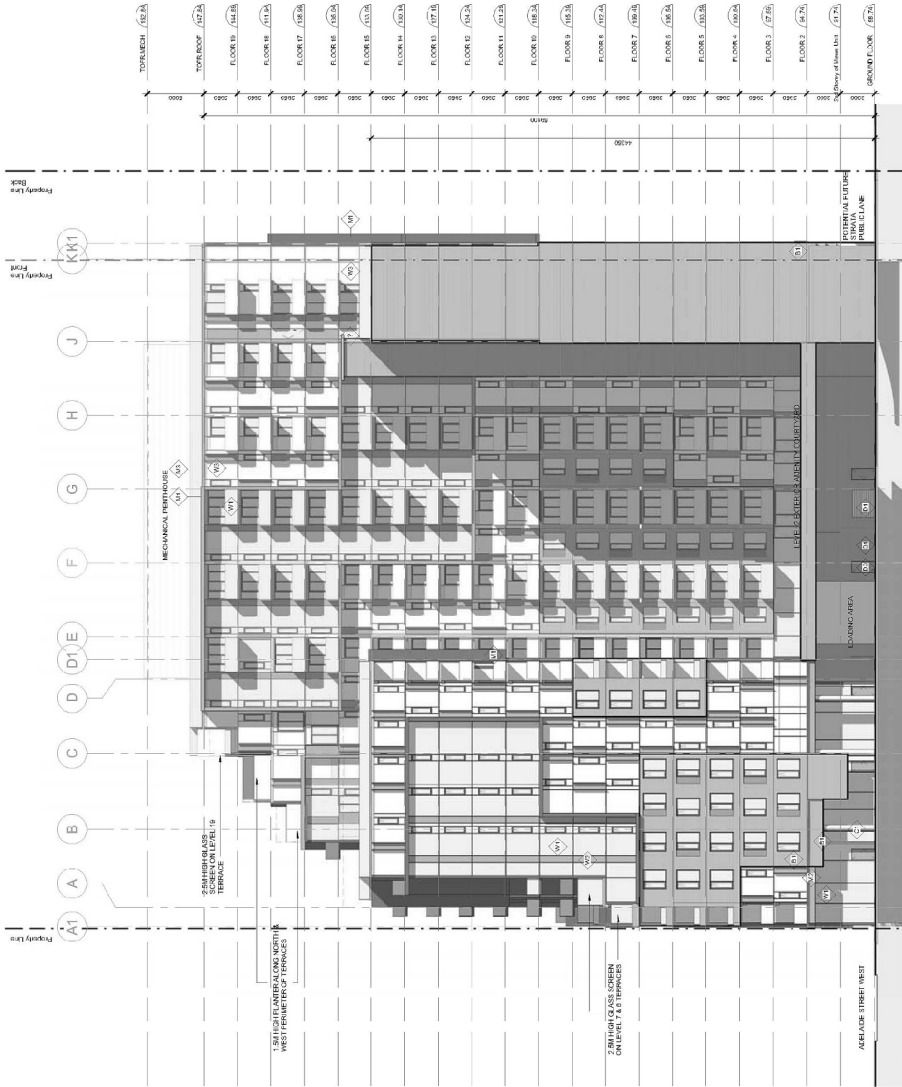
525 Adelaide Street West

Elevations
 Applicant's Submitted Drawing

Not to Scale
 03/15/2012

File # 12 117029 02

Attachment 4: West Elevation



West Elevation

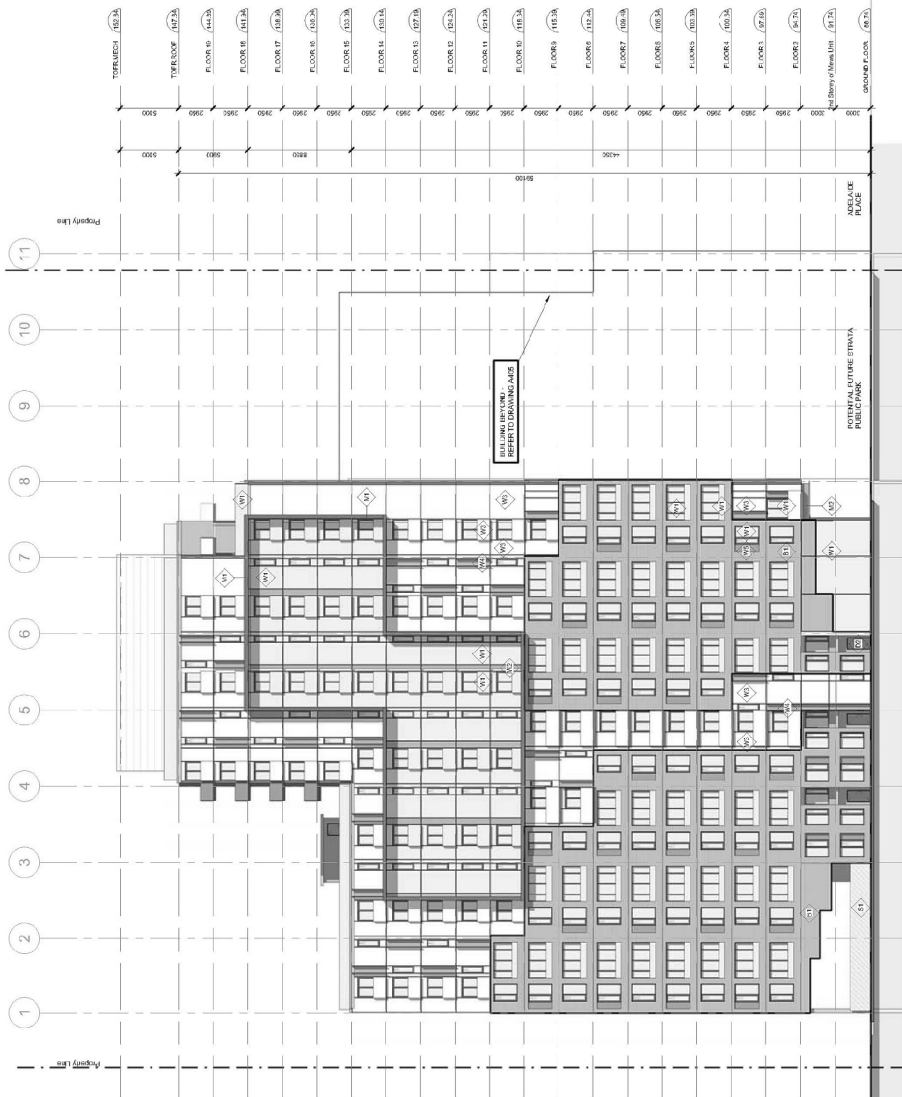
525 Adelaide Street West

Elevations
 Applicant's Submitted Drawing

Not to Scale
 03/15/2012

File # 12 117029 0Z

Attachment 5: South Elevation



South Elevation

525 Adelaide Street West

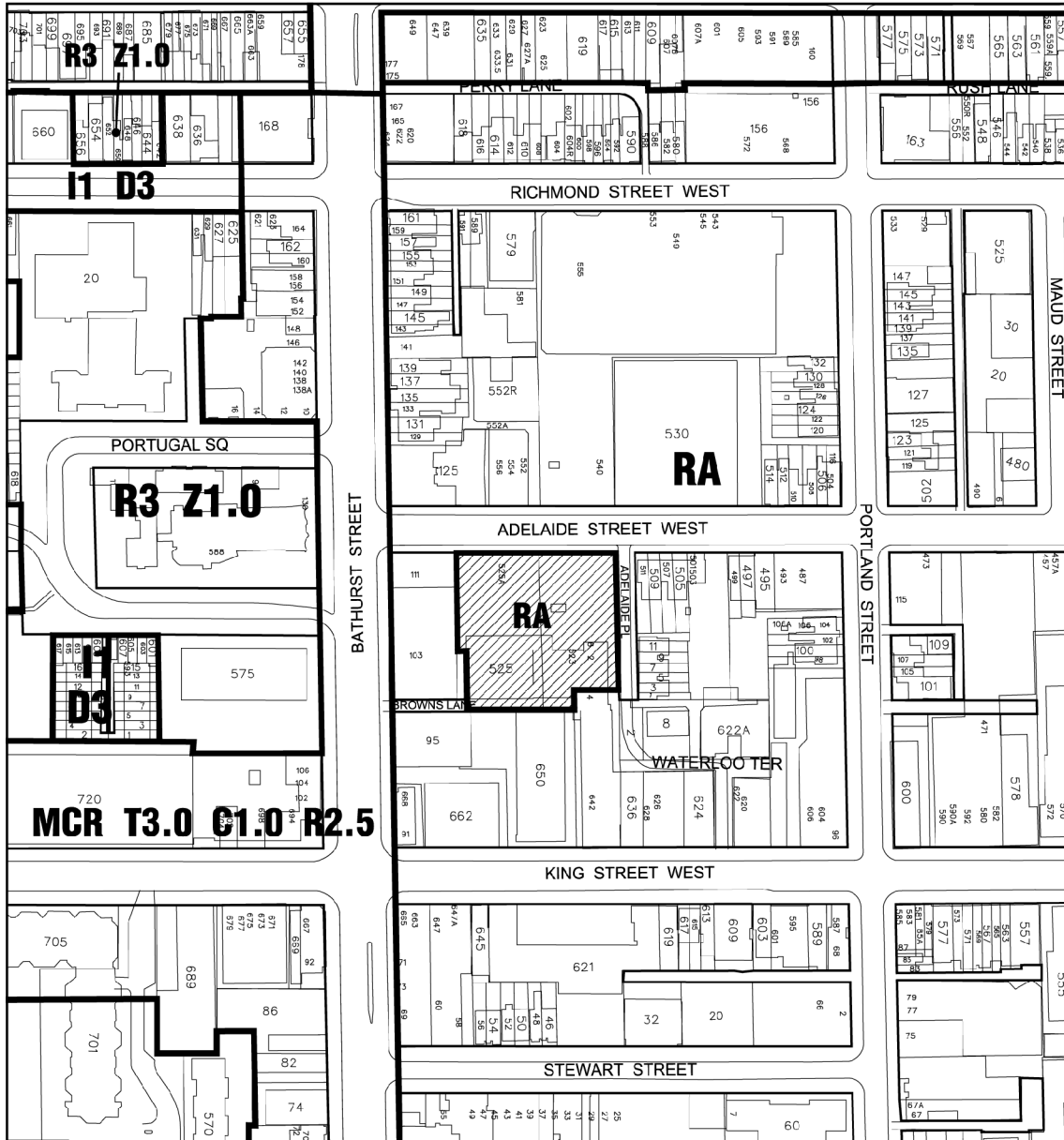
Elevations

Applicant's Submitted Drawing

Not to Scale
03/15/2012

File # 12 117029 0Z

Attachment 6: Zoning



525 Adelaide Street West

File # 12 117029 0Z

- RA Mixed-Use District
- R3 Residential District
- MCR Mixed-Use District
- I1 Industrial District



Not to Scale
Zoning By-law 438-86 (as amended)
Extracted 03/15/2012

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	12 117029 STE 20 OZ
Details	Rezoning, Standard	Application Date:	February 3, 2012
Municipal Address:	525 ADELAIDE ST W		
Location Description:	PLAN D1327 PLAN MILITARY RESERVE BLK A LOT 11 PT LOTS 10 AND 12 RP 66R22994 PARTS 2 AND 4 PT PART 1 **GRID S2014		
Project Description:	Zoning By-Law and Site Plan application to construct a new mixed use building with ground floor commercial and 440 residential units above complete with 4 levels of below grade parking housing 302 vehicular parking spaces.		

Applicant:	Agent:	Architect:	Owner:
MCCARTHY TETRAULT LLP		QUADRANGLE ARCHITECTS LIMITED	ADELAIDE WEST RESIDENCES CORP

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	4350	Height: Storeys:	19
Frontage (m):	68	Metres:	64.1
Depth (m):	65		
Total Ground Floor Area (sq. m):	1501		Total
Total Residential GFA (sq. m):	36114	Parking Spaces:	302
Total Non-Residential GFA (sq. m):	665	Loading Docks	0
Total GFA (sq. m):	36779		
Lot Coverage Ratio (%):	35		
Floor Space Index:	8.5		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	36114
Bachelor:	35	Retail GFA (sq. m):	665
1 Bedroom:	330	Office GFA (sq. m):	0
2 Bedroom:	31	Industrial GFA (sq. m):	0
3 + Bedroom:	44	Institutional/Other GFA (sq. m):	0
Total Units:	440		

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