

**30 Widmer Street and 309-315 Adelaide Street West -
Zoning Amendment Application - Preliminary Report**

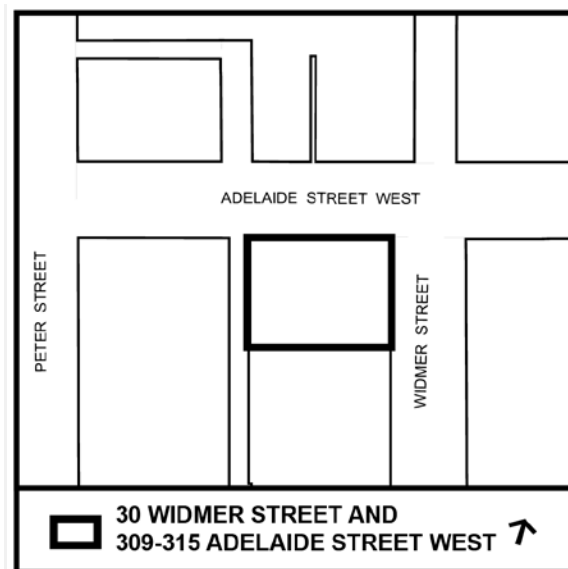
Date:	January 13, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	14 235297 STE 20 OZ

SUMMARY

This application proposes a 51-storey mixed-use building with retail at grade and on the second floor, above grade parking on levels 2-6, 461 residential units above and four levels of below grade parking at 30 Widmer Street and 309-315 Adelaide Street West.

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.

Planning staff have circulated the application to other City departments for review and comment. Staff recommend that a community consultation meeting be scheduled for the first quarter of 2015. Staff anticipate submitting a final report on the application to Community Council in the fourth quarter of 2015. This target date assumes the applicant will provide all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 30 Widmer Street and 309-315 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 of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Pre-Application Consultation

A pre-application consultation meeting was held on July 21, 2014 with the applicant to discuss complete application submission requirements and concerns with the proposal. Staff raised concerns with respect to tower setbacks, density, above grade parking, deficiency of outdoor amenity space and the potential for public realm improvements on site.

ISSUE BACKGROUND

Proposal

The applicant is proposing a 51-storey (155 metres excluding mechanical penthouse, 160 metres including mechanical penthouse) mixed-use building with an 8-storey (27 metres) base building at 30 Widmer Street and 309-315 Adelaide Street West. The total gross floor area of the proposed building is 34,735 square metres with 34,309 square metres of residential gross floor area and 681 square metres of retail gross floor area, resulting in a floor space index of 29 times the lot area.

The application is proposing 461 residential units consisting of 306 1-bedroom units (66%), 107 2-bedroom units (24%) and 48 3-bedroom units (10%). The proposal also includes 198 parking spaces (170 residential spaces and 28 visitor/commercial spaces) in 4 underground levels and 5 levels above grade. A total of 471 bicycle spaces are proposed, consisting of 415 residential spaces on the 7th and 8th floors, 47 residential visitor spaces on the 2nd floor and 9 retail bicycle spaces at grade and on the 2nd floor.

The main residential entry to the building is located at the northeast corner of the site, with retail entrances proposed on both the Widmer Street and Adelaide Street West frontages. The existing public lane to the west of the site will be widened by 0.72 metres to accommodate vehicular

access to the loading area and underground residential parking. A driveway on the south side of the site off Widmer Street provides vehicular access to the above-grade parking area, which contains the commercial and visitor parking spaces.

The base building provides a setback of 0.9 metres from the south property line and 0.72 metres from the west property line to accommodate the lane widening. No setbacks for sidewalk widenings are proposed for the majority of the north and east sides of the site, with the exception of setbacks which angle away from the northeast corner of the site, creating two small parkettes of approximately 15 square metres each.

The tower portion of the proposed building is setback 3 metres from the north and east property lines, and 5.5 metres from the south property line and the centreline of the laneway to the west of the site.

A total of 1,051 square metres (2.3 m²/unit) of indoor amenity space is proposed on the 8th through 10th floors of the building, and 580 square metres (1.3 m²/unit) of outdoor amenity space is proposed on the 9th and 10th floors.

Site and Surrounding Area

The site is located at the southwest corner of Adelaide Street West and Widmer Street. It is rectangular in shape and has an area of approximately 1,197 square metres. The site has 39.4 metres of frontage on Adelaide Street West and a depth of 30.4 metres along Widmer Street.

The site is currently occupied by a small, two-storey commercial building on the west side of the site with the balance occupied by a surface parking lot.

Surrounding the site are:

South: A series of 2-storey row houses along the west side of Widmer Street. The majority of the row houses contain a mix of office, retail and residential use, and are listed in the City of Toronto's Heritage Inventory. Further south is a public lane beyond which is the 20-storey Hyatt Regency Hotel on the north side of King Street West.

West: A public lane, beyond which is a 10-storey office building known as The Commodore Building, which is designated in the City of Toronto's Heritage Inventory. Immediately to the south of the Commodore Building is a recently approved, but not yet built, 49-storey mixed use building at 81-87 Peter Street.

North: Adelaide Street West, beyond which is an 8-storey office building on the northwest corner of Adelaide Street West and Widmer Street and a series of 2-storey row houses on the northeast corner. To the west of the office building is 40-storey mixed use building at the northeast corner of Adelaide Street West and Peter Street.

East: Widmer Street, beyond which is a recently constructed 43-storey mixed use building at the southeast corner of Adelaide Street West and Widmer Street. Further east is a

43-storey mixed use building currently under construction at the southwest corner of Adelaide Street West and John Street.

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 City of Toronto Official Plan designates the subject site *Regeneration Areas* and locates the site within the *Downtown and Central Waterfront*, as shown on Map 2, of the Official Plan's Urban Structure map.

Regeneration Areas permit a wide range of uses that include a variety of non-residential and residential uses. Policies encourage the restoration and retention of existing buildings that are economically adaptable, while making use of existing infrastructure and creating new jobs.

The site is also subject to the *King-Spadina Secondary Plan*, which emphasizes the reinforcement of the characteristics and qualities of the area through special attention to built form and the public realm. The objectives of the *King-Spadina Secondary Plan* encourage a mix of uses and support commercial and retail activity, while attracting reinvestment to the area. The *King-Spadina Urban Design Guidelines* (2006) will also be referenced in reviewing this application.

The Official Plan is available on the City's website at:
(www.toronto.ca/planning/official_plan/introduction.htm).

Zoning

The site is zoned Reinvestment Area (RA) by Zoning By-law 438-86, with a maximum building height of 30 metres. The RA Zone permits a range of residential uses, as well as commercial, institutional and limited industrial uses.

The site is zoned Commercial Residential Employment (CRE) by Zoning By-law 569-2013, with a maximum height of 30 metres permitted for the site. The purpose of the CRE Zone is to

provide a range of retail, service commercial, office, residential and limited industrial uses in single use buildings and mixed use buildings.

King-Spadina Secondary Plan Review and King-Spadina East Precinct Built Form Study

The subject site falls within the East Precinct as identified within the King-Spadina East Precinct Built Form Study. At its meeting on August 25, 2014, City Council endorsed the following directions for the King-Spadina East Precinct to be used in reviewing current and future development applications:

- A downward gradation of tower heights from east to west from University Avenue towards Spadina Avenue;
- Limiting heights approaching Queen Street West to prevent shadowing on the north sidewalk after 12:00 (noon) in the spring and fall equinoxes;
- Employing the city-wide Tall Buildings Guidelines to evaluate towers, particularly with regard to tower spacing and tower floor plates;
- Evaluating new development applications in the context of a block plan for the block on which they sit;
- Seeking the inclusion of family-sized units in all new residential development; and
- Requiring the inclusion of employment uses in new residential development that replaces existing office uses, resulting in a net gain in employment, consistent with OPA 231.

A final staff report on the Built Form Study is expected in the second quarter of 2015.

King-Spadina Heritage Conservation District Study

The King-Spadina area is identified as a Potential Heritage Conservation District (HCD) in Map 39 – Site and Area Specific Policy 305 in the Official Plan. On August 16, 2012, City Council authorized the King-Spadina HCD Study, encompassing an area generally bounded by Queen Street West to the north, Bathurst Street to the west, Wellington Street and King Street West to the south, and University Avenue to the east. The subject site is within the boundary of the study area. The study process will result in the preparation of an HCD plan(s) and an HCD by-law to protect the historical and cultural significance of the study area. Details on the King-Spadina HCD study are available here: http://www.toronto.ca/heritage-preservation/heritage_districts.htm

Site Plan Control

The proposed development is subject to site plan approval. A site plan application has been submitted in conjunction with the zoning amendment application.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Heritage Preservation

A Heritage Impact Assessment (HIA) prepared by E.R.A. Architects Inc., dated October 3, 2014 has been submitted for City staff review. The purpose of the HIA is to evaluate the proposed development in relation to cultural heritage resources and recommend an overall approach to the conservation of the heritage value of these resources.

Tree Preservation

A Tree Protection and Removals Plan was submitted as part of this application. It indicates that there is 1 existing tree on and within 6 metres of the site, and recommends that the tree be removed. This report is under review by Urban Forestry staff.

TOcore

On May 13, 2014, the Toronto and East York Community Council (TEYCC) considered a Staff Report regarding *TOcore: Planning Toronto's Downtown*, along with a related background document entitled *Trends and Issues in the Intensification of Downtown*. Both reports are available at at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=222101f2e9745410VgnVCM10000071d60f89RCRD>. TOcore is looking at how Toronto's Downtown should grow, with both a renewed planning framework and the necessary infrastructure to remain a great place to live, work, learn and play. TOcore is in its initial 'taking stock' phase, which involves an analysis of existing conditions, growth trends and priority issues in the Downtown. The review of this application will be informed by the issues being considered under TOcore.

Reasons for the Application

The proposed building exceeds the maximum height of 30 metres by approximately 130 metres. In addition, there are deficiencies with the proposed outdoor amenity space, setbacks, the number of resident and visitor vehicular parking spaces, and the dimension of the parking spaces, among other technical issues.

Additional areas of non-compliance with the zoning may be identified through the review of this application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Arborist Report
- Heritage Impact Assessment
- Pedestrian Wind Conditions – Letter of Opinion
- Planning Rationale Report, including a Community Services and Facilities Study
- Site Servicing and Stormwater Management Implementation Report
- Shadow Impact Study
- Stage 1 Archaeological Resource Assessment
- Toronto Green Standard Checklist

- Urban Design Report
- Urban Transportation Considerations Report

A Notification of Complete Application was issued on November 17, 2014.

Issues to be Resolved

On a preliminary basis, the following issues have been identified. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

1. Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
2. Conformity with Official Plan policies, particularly with respect to public realm and built form;
3. Conformity with the *Tall Building Design Guidelines*, especially with respect to tower setbacks from lot lines and the pedestrian realm;
4. Other built form and massing issues including, but not limited to: height, density, setbacks, stepbacks, sky view, light penetration, privacy, wind mitigation, and public realm improvements;
5. Above grade parking and deficiency of visitor parking;
6. Deficiency of outdoor amenity space;
7. Bicycle parking location and access;
8. Wind; and
9. A range of housing opportunities including larger units suitable for families.

Section 37 of the Planning Act

The application in its current form will be subject to Section 37 contributions under the *Planning Act*. Should an application be approved, Staff in consultation with the Ward Councillor, will identify and secure public benefits pursuant to Section 37 of the *Planning Act* including appropriate community services, facilities and amenities which address local priorities.

Parkland

The *Planning Act* enables the municipality under Section 42 to require, as a condition of development or redevelopment of land, a conveyance of land and/or cash-in-lieu of land for park or other public recreational purposes. For residential uses, the site is subject to 5%, or if the site is located within a Parkland Acquisition Priority Area, the amount of conveyance is determined

by the overall site size. The subject site is located within a Parkland Acquisition Priority Area as outlined in the Alternative Parkland Dedication By-law 1420-2007.

Toronto Green Standards

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

CONTACT

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SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2A: North Elevation

Attachment 2B: South Elevation

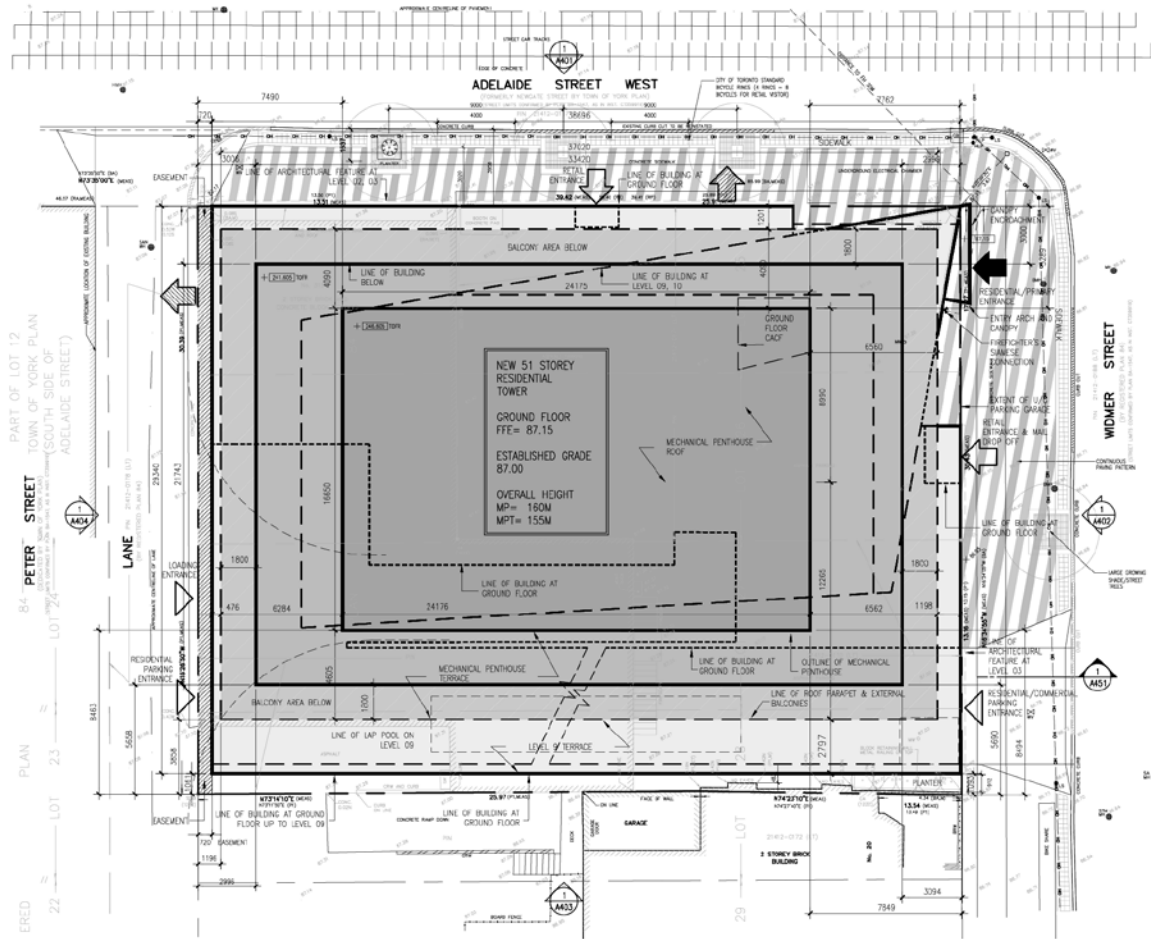
Attachment 2C: East Elevation

Attachment 2D: West Elevation

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

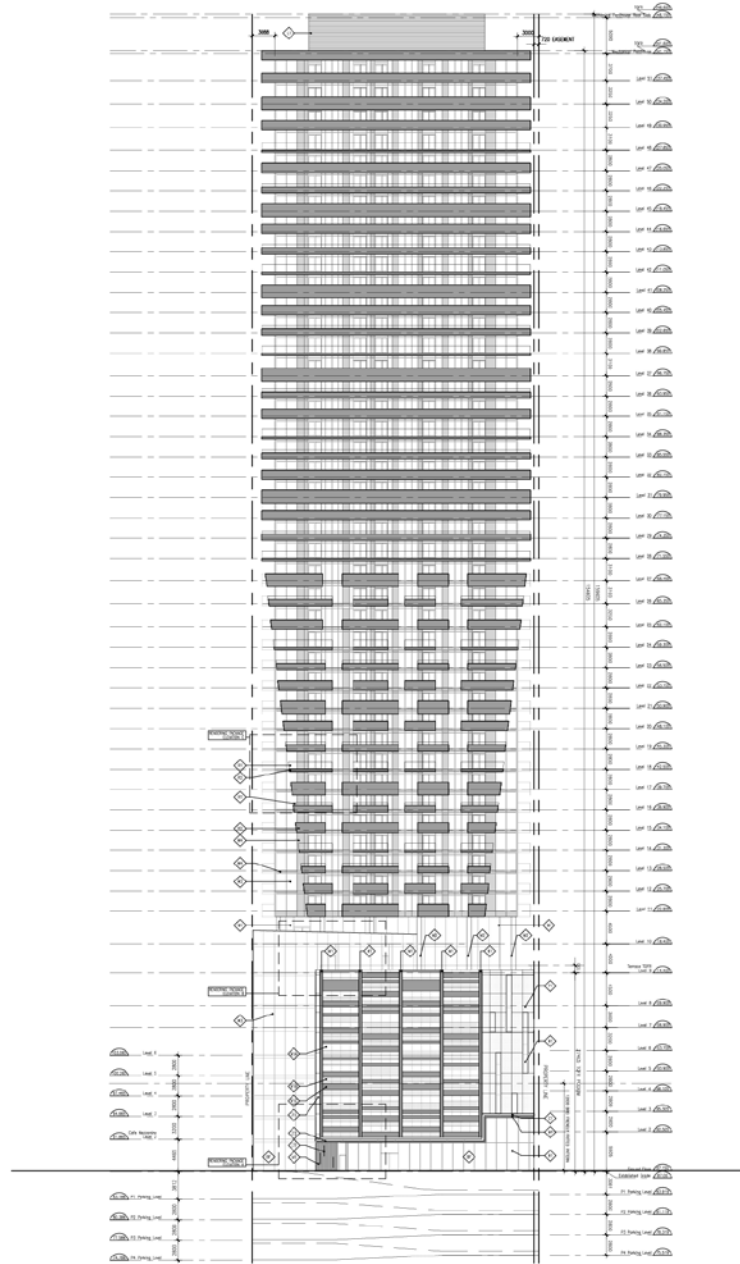
30 Widmer Street and 309-315 Adelaide Street West

Applicant's Submitted Drawing

Not to Scale

File # 14_235297_STE 20 0Z

Attachment 2A: North Elevation



North Elevation

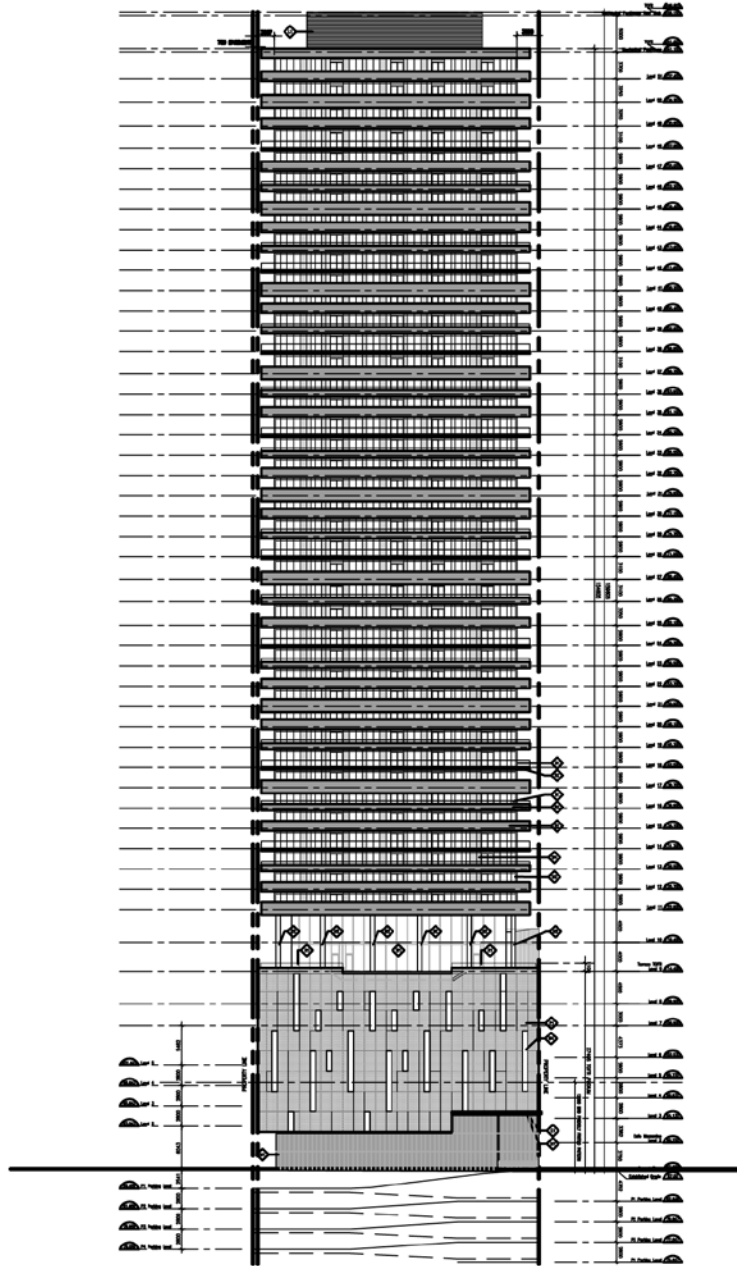
30 Widmer Street and 309-315 Adelaide Street West

Applicant's Submitted Drawing

Not to Scale
01/08/2015

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Attachment 2B: South Elevation



South Elevation

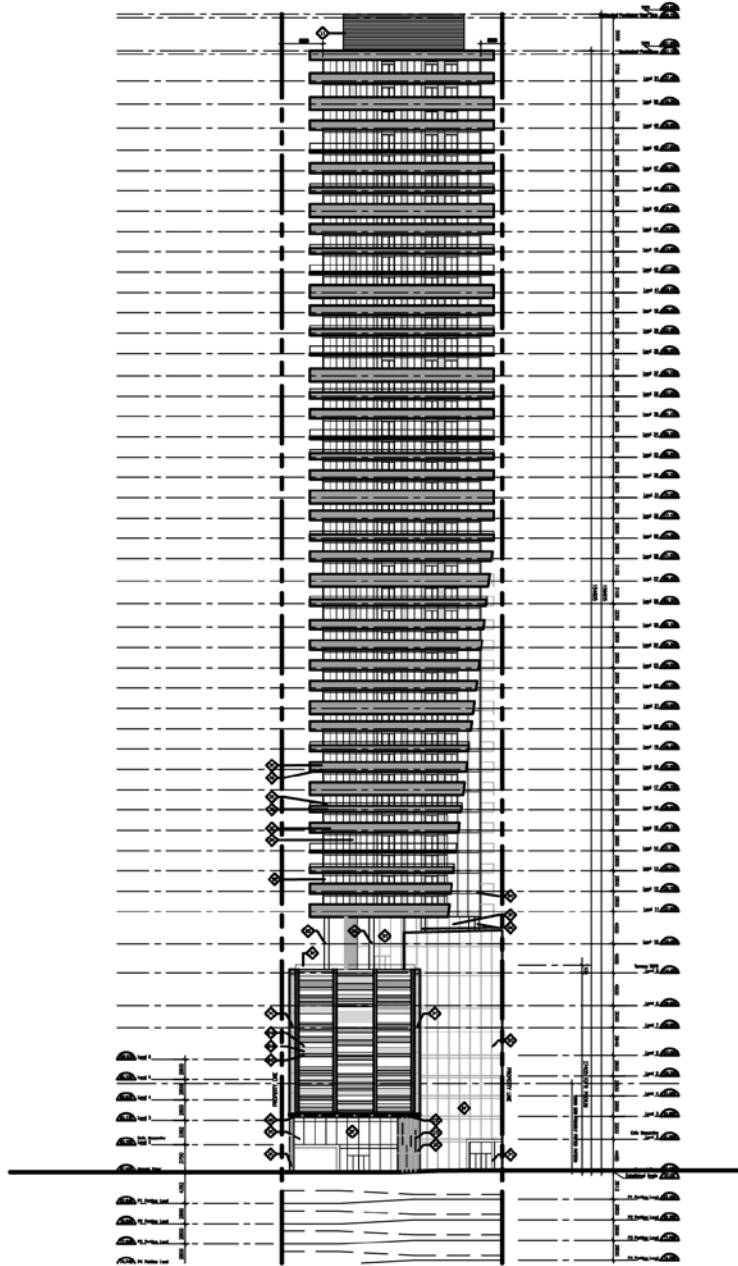
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Applicant's Submitted Drawing

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01/08/2015

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Attachment 2C: East Elevation



East Elevation

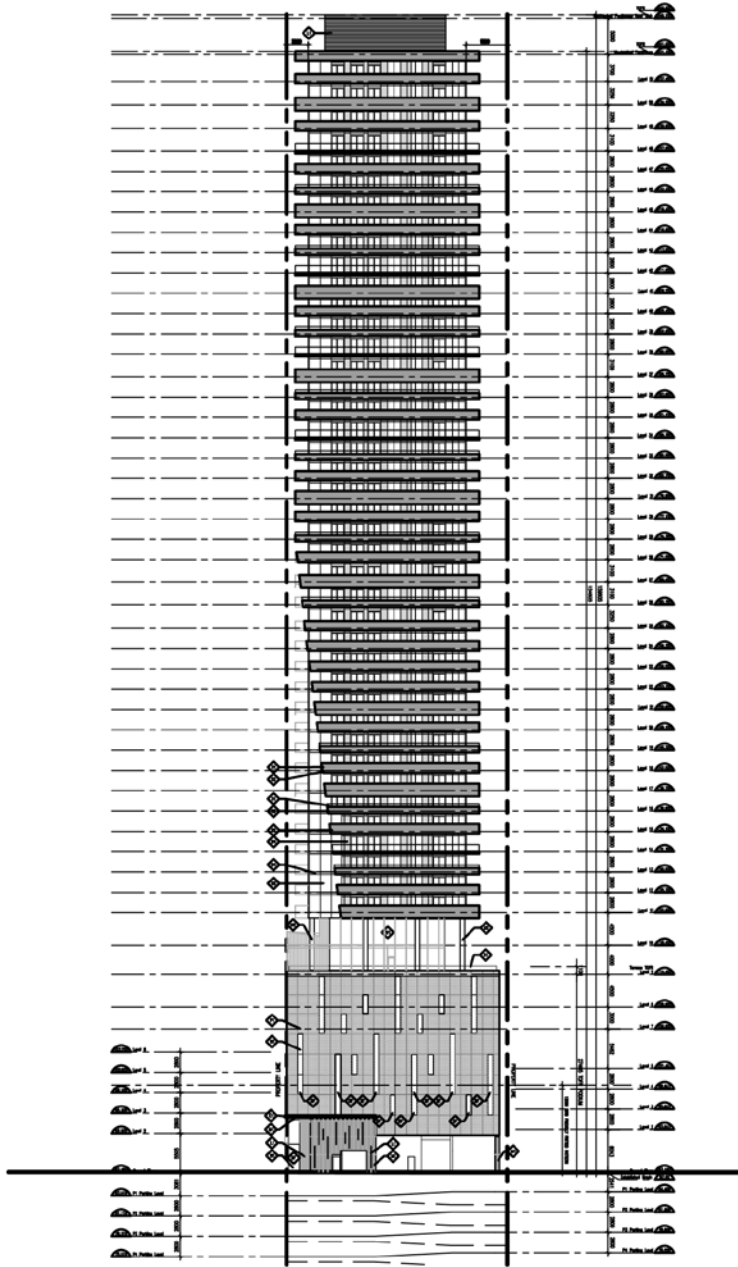
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Applicant's Submitted Drawing

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Attachment 2D: West Elevation



West Elevation

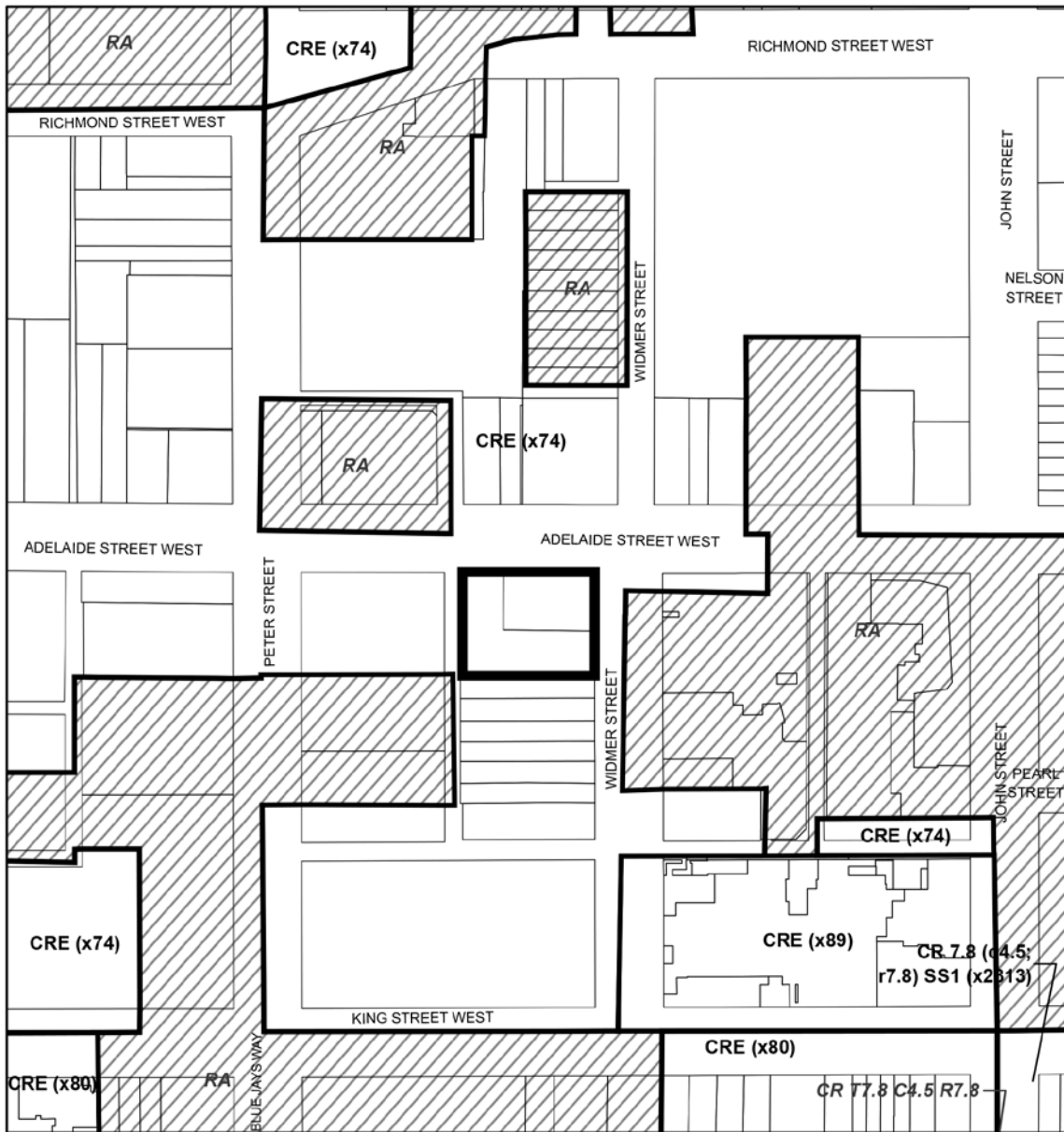
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Applicant's Submitted Drawing

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01/08/2015

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Attachment 3: Zoning




Zoning By-Law No. 569-2013

30 Widmer Street and 309-315 Adelaide Street West

File # 14 235297 STE 20 02

-  Location of Application
- CR** Commercial Residential
- CRE** Commercial Residential Employment

-  See Former City of Toronto By-Law No. 438-86
- RA** Mixed-Use District


 Not to Scale
 Extracted: 01/09/2015

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	14 235297 STE 20 OZ
Details	Rezoning, Standard	Application Date:	October 9, 2014

Municipal Address: 30 WIDMER ST

Location Description: PLAN 84 PT LOTS 25 AND 26 **GRID S2015

Project Description: To re-zone the subject lands to allow for the construction of a 51 storey mixed use condo building and a eight storey podium with retail uses on the ground floor and second floor. A total of 461 residential units are proposed and 198 above and below grade parking spaces are proposed.

Applicant:	Agent:	Architect:	Owner:
MCCARTHY TETRAULT LLP		QUADRANGLE ARCHITECTS LTD	WIDMER-ADELAIDE CORP

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	King-Spadina Secondary Plan
Zoning:	RA	Historical Status:	
Height Limit (m):	30	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1197	Height:	Storeys:	51
Frontage (m):	30.43		Metres:	160
Depth (m):	39.42			
Total Ground Floor Area (sq. m):	681			Total
Total Residential GFA (sq. m):	34309		Parking Spaces:	198
Total Non-Residential GFA (sq. m):	426		Loading Docks	1
Total GFA (sq. m):	34735			
Lot Coverage Ratio (%):	57			
Floor Space Index:	29			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	306
2 Bedroom:	107
3 + Bedroom:	48
Total Units:	461

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	34309	34309	0
Retail GFA (sq. m):	426	426	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

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