

283 Adelaide Street West Zoning Amendment Application - Preliminary Report

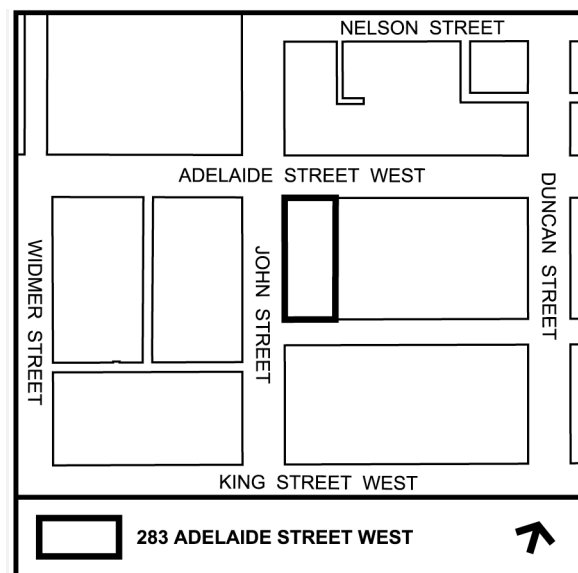
| | |
|--------------------------|--|
| Date: | April 13, 2012 |
| To: | Toronto and East York Community Council |
| From: | Director, Community Planning, Toronto and East York District |
| Wards: | Ward 20 – Trinity-Spadina |
| Reference Number: | 12 107447 STE 20 OZ |

SUMMARY

This application proposes to redevelop the property at 283 Adelaide Street West with a 40-storey mixed-use building including a five-storey podium containing 364 residential units and commercial units at grade.

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 next step is to undertake a community engagement process, which will include a community consultation meeting enabling the public to review the applicant's submission and ask questions of City staff and the applicant. The final report will be targeted for the fourth quarter of 2012, subject to any required information being provided by the applicant 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 283 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.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant proposes to redevelop the site currently occupied by a parking lot with a 40-storey mixed-use building located at the south-east corner of Adelaide Street West and John Street. The building will include a five-storey podium which will be triangular in shape and will angle in from west to east. The building at the southern-most end of the site will be at its widest point, located approximately .093 m from the west side property line and will become narrower as it moves towards the north end of the site with a setback of approximately 14 m from the west side lot line at its widest point. This will allow for a triangular shaped publicly accessible plaza on the west side of the lot.

Above the five-storey podium will be a 35-storey tower which will occupy the southern half of the site and will cantilever out towards John Street. The outdoor amenity space for residents of the building will be located on the roof above the fifth storey at the north end of the site.

The building will contain approximately 364 residential units with a rough breakdown of 257 one-bedroom units (70%), 72 two-bedroom units (20) and 35 three-bedroom units (10%). A total of 117 parking spaces will be located in five levels of underground parking, all of which are intended as resident parking spaces.

For further statistical information, refer to the Application Data Sheet found as Attachment 5 of this report.

Site and Surrounding Area

The 1,407 m² corner site is rectangular in shape and has frontage on Adelaide Street West on the north side, John Street on the west side and Pearl Street on the south side.

Land uses surrounding the site are as follows:

North: one to four-storey commercial buildings including a Toronto Fire Station on the north side of Adelaide Street West. To the north-west is a recently approved 41-storey tower at 290 Adelaide Street West.

South: five to six-storey commercial buildings on the north side of King Street West, many of which are either heritage or contributing buildings, including:

- six-storey Eclipse Whitewear Building, designated heritage (322 King St. W.)
- six-storey Princess of Wales Theatre, contributing (300 King St. W.)
- six-storey Anderson Building, designated heritage (284 King St. W.)
- five-storey E.W. Gillett Building, designated heritage (274-276 King St. W.)

Also located at the north-west corner of John Street and King Street West is the recently completed 46-storey mixed-use TIFF Lightbox Festival Tower building.

East: six-storey mixed-use buildings including the Purman Building, a listed heritage building immediately adjacent to the subject site.

Three to four-storey commercial buildings are located on the north side of Pearl Street. These have been identified as contributing to heritage character in the King Spadina East Precinct Built Form Study.

West: new development currently under construction for Pinnacle Phase 1, a 43-storey mixed-use building. While under construction, the heritage Richard West House has been temporarily relocated from this site onto the subject site, and will be moved back to be incorporated into the Pinnacle Phase 1 development upon completion.

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 Official Plan locates the subject site within the *Downtown*. Chapter Two – Shaping the City identifies that the downtown area offers opportunities for substantial employment and residential growth, but that this growth is not anticipated to be uniform. Rather, it is expected that the physical setting of many areas will remain unchanged and that design guidelines specific to districts of historic or distinct character will be implemented to ensure new development fits into the context of existing built form, streets, setbacks, heights and relationship to landmark buildings.

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 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.

Zoning

The site is zoned Reinvestment Area (RA) by Zoning By-law 438-86, as amended (see Attachment 4). As part of the RA zoning controls, density standards were replaced by built form objectives expressed through height limits and setbacks.

The By-law permits a maximum height of 30 metres for the property at 283 Adelaide Street West, with an additional 5 m permitted for rooftop mechanical elements. A 3 m setback must be provided from the main wall of the building for any portion of the building above a height of 20 m. The By-law also contains a number of requirements related to building setbacks from the side and rear lot lines.

In addition, the site is subject to By-law 922-2006 which implements the zoning by-law amendments that resulted from the 2006 King Spadina Secondary Plan review, including provisions requiring windows of dwelling units to maintain a minimum separation distance of 15 m window to window and 7.5 m window to a lot line that is not a street.

The RA zone allows a range of uses including commercial, office, retail and residential. The requested uses are permitted under the By-law.

City of Toronto Tall Building Guidelines

The Design Criteria for Review of Tall Building Proposals provide direction on matters related to the scale of buildings, building floor plates and spatial separation. Key criteria in the Guidelines are minimum facing distances of 25 metres between towers in order to achieve appropriate light and privacy, minimum side and rear yard tower setbacks of 12.5 m, and articulation of tower floor plates that are larger than 743 m² to break down the massing of the building.

King-Spadina Secondary Plan Review and King-Spadina East Precinct Built Form Study (2009)

The subject site falls within the Warehouse District and the King Street Corridor of the East Precinct as identified within the King-Spadina East Precinct Built Form Study, which was considered by Council in 2009. The Study included the principle that heights decrease generally from east to west (University Avenue to Spadina Avenue), and from south to north (Front Street to Queen Street). Within this general height trend are areas of localized conditions where additional height may be permitted so long as various built-form criteria are met.

It is noted in the Study that the built form character of the Warehouse District is a main feature of the King-Spadina area and is the character that the Secondary Plan policies seek to protect. The northern half of the subject site is located within the Warehouse District and is the portion that contains the five-storey podium portion of the proposed development only.

The southern half of the site is situated in the King Street Corridor and is the portion that contains the 35-storey tower over the five-storey podium. Sensitive infill that is complementary to the surrounding heritage character and scale and which protects from shadow impact may be contemplated in this area.

Site Plan Control

The subject site and development is subject to Site Plan Control. A site plan application has not been submitted at this time.

Reasons for the Application

The applicant has submitted a Zoning By-law Amendment application to permit a building that is significantly higher than the 30 metre height limit permitted for the site and which varies from a number of other provisions as set out in Zoning By-law 438-86, as amended.

The most notable variances from Zoning By-law 438-86, as amended, are as follows:

- The proposed height of 137.5 m exceeds the permitted height of 30 m by approximately 107.5 m;

- The By-law requires a window setback of at least 7.5 m from a lot line that is not a street, and the proposed building is located 0.73 m from the east side lot line.;
- The By-law requires 246 parking spaces (224 resident and 22 visitor), while 117 resident and zero visitor spaces are proposed; and
- The By-law requires 720 m² of both, indoor and outdoor residential amenity spaces, but 468 m² of indoor and 341 m² of outdoor amenity space are proposed.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

Planning and Urban Design Rationale;

- Boundary Plan of Survey;
- Architectural Plans;
- Concept Site Plan;
- Underground Garage Plans;
- Concept Landscape Plan and Tree Removal Plan;
- Stage 1 Archaeological Resource Assessment;
- Functional Servicing Report;
- Stormwater Management Report;
- Transportation Impact Study;
- Phase I Environmental Site Assessment;
- Preliminary Pedestrian Level Wind Assessment; and
- Green Standards Checklist.

A Notification of Complete Application was issued on February 15, 2012.

Issues to be Resolved

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 John Street and Queen Street West that result from the height and massing, as well as light, view and privacy issues related to abutting properties; and,
7. Impacts on the future development of the King-Spadina area.

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.

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

Section 37

Should the project proceed to approval, City Planning, in consultation with the Ward Councillor, will identify and secure community benefits under Section 37 of the *Planning Act*, in accordance with Sections 5.1 and 7.2 of the King Spadina Secondary Plan.

CONTACT

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SIGNATURE

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

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: West Elevation

Attachment 3: East Elevation

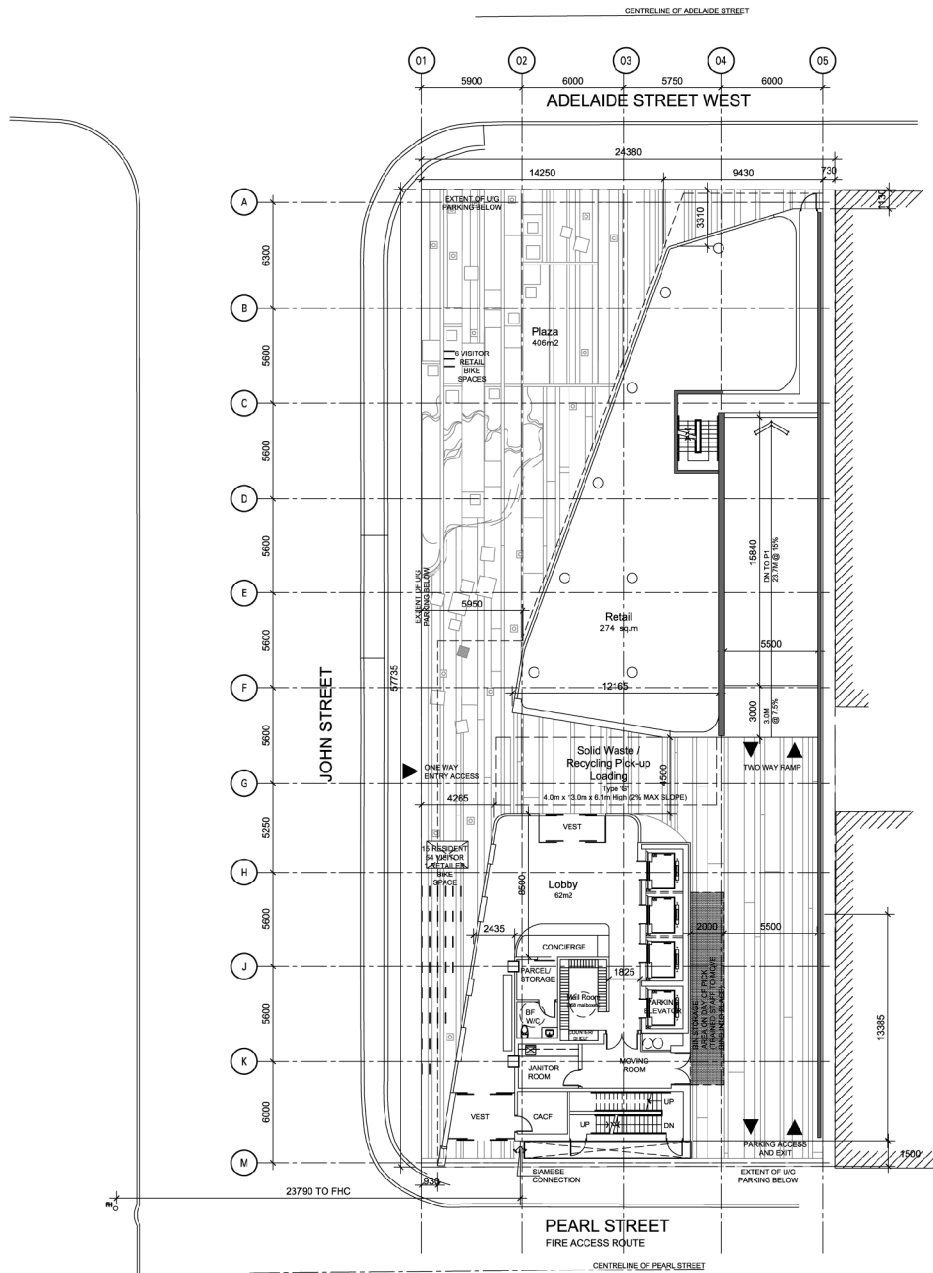
Attachment 4: North Elevation

Attachment 5: South Elevation

Attachment 6: Zoning

Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Ground Floor Plan

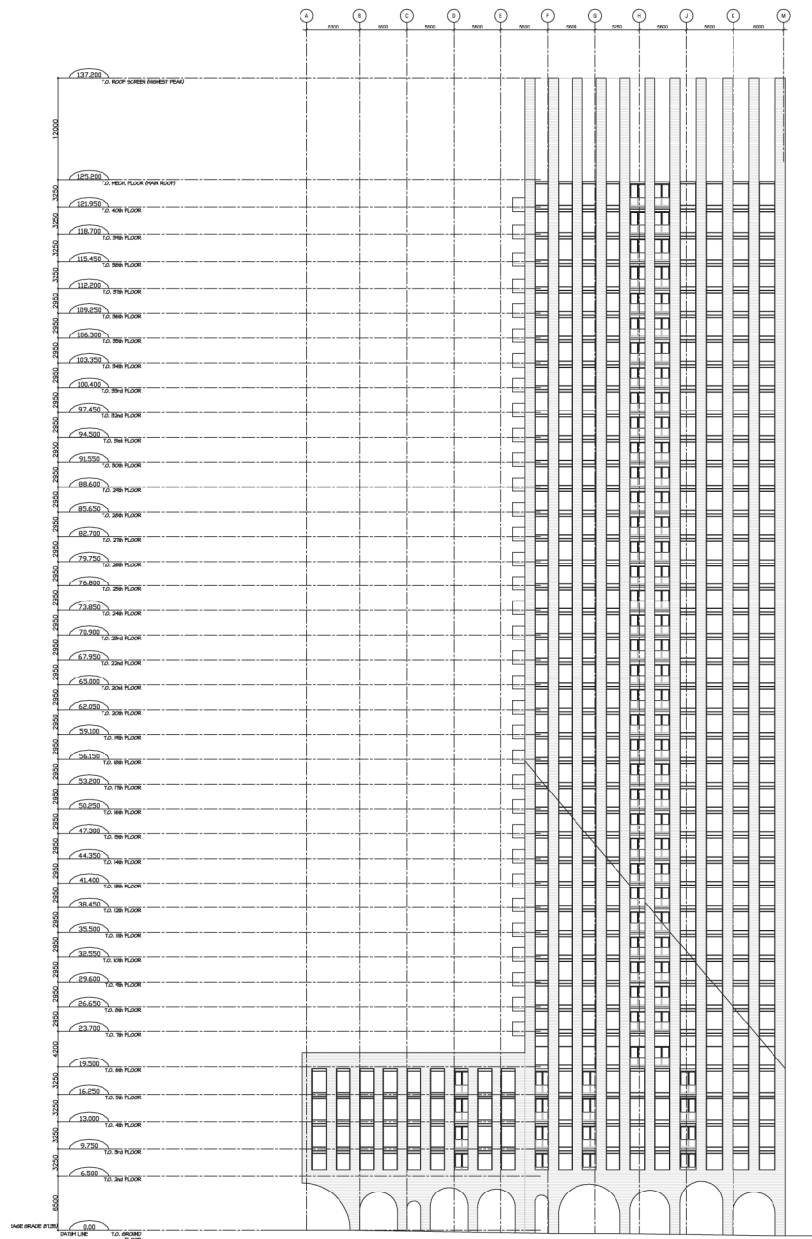
283 Adelaide Street West

Applicant's Submitted Drawing

Not to Scale 

File # 12 107447 02

Attachment 2: West Elevation



West Elevation

Elevations

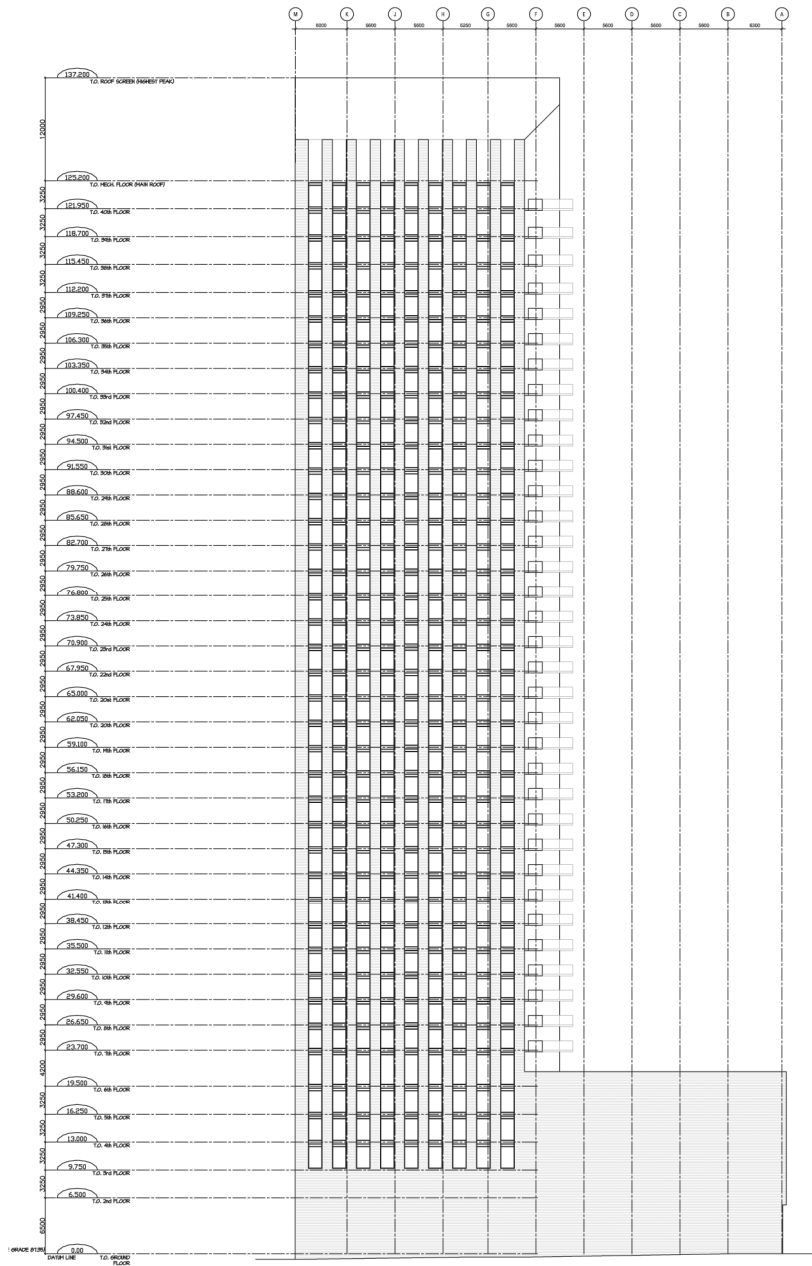
Applicant's Submitted Drawing

Not to Scale
04/11/2012

283 Adelaide Street West

File # 12 107447 02

Attachment 3: East Elevation



East Elevation

Elevations

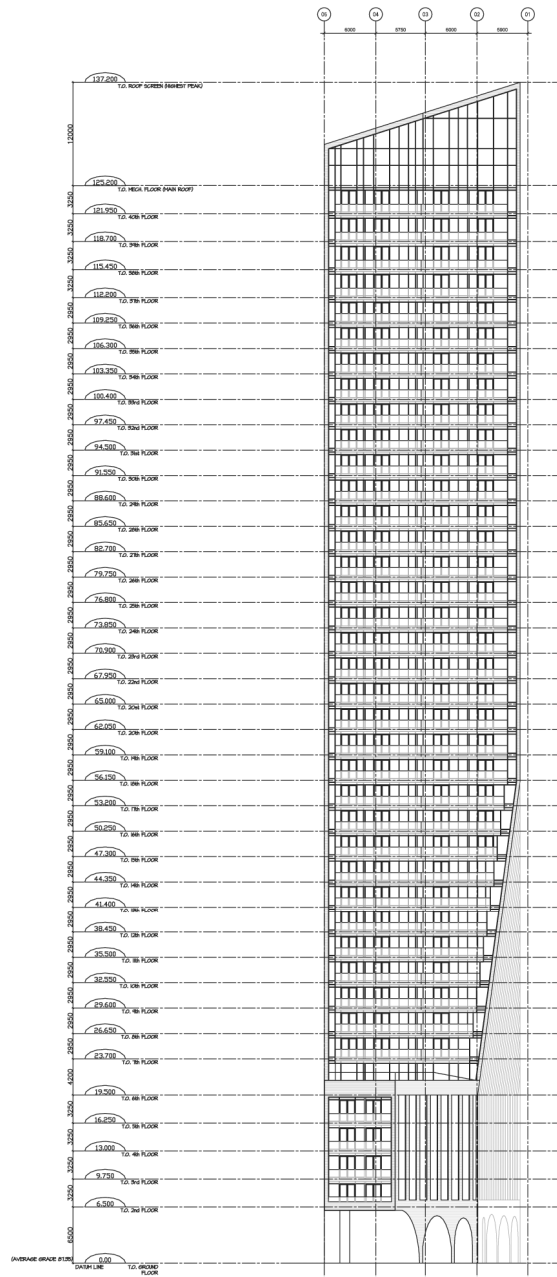
Applicant's Submitted Drawing

Not to Scale
04/11/2012

283 Adelaide Street West

File # 12 107447 0Z

Attachment 4: North Elevation



North Elevation

Elevations

Applicant's Submitted Drawing

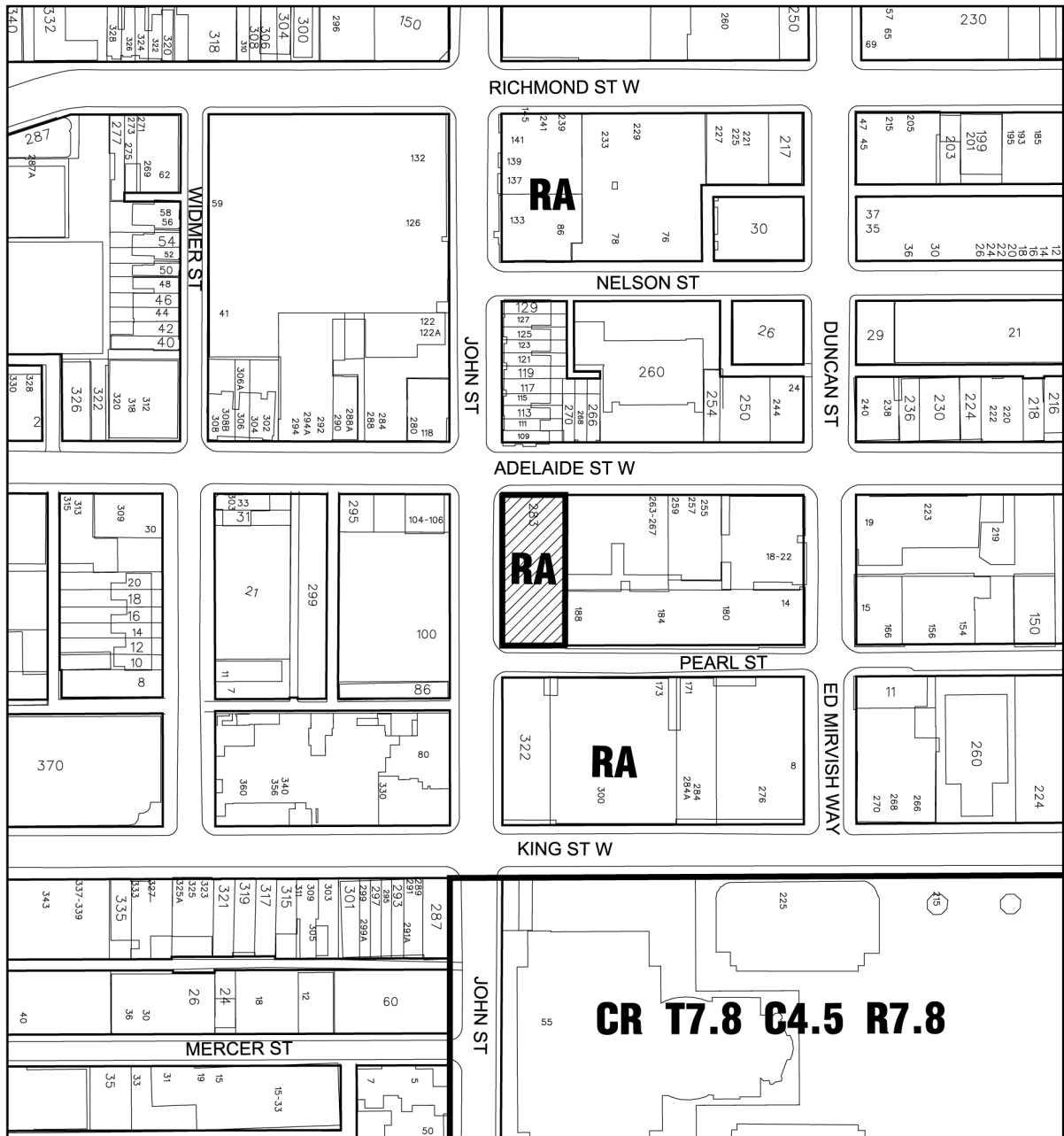
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283 Adelaide Street West

File # 12 107447 02

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Attachment 6: Zoning



TORONTO City Planning
Zoning

283 Adelaide Street West

File # 12 107447 02

RA Mixed-Use District
CR Mixed-Use District



Not to Scale
Zoning By-law 438-86 (as amended)
Extracted 04/11/2012

Attachment 7: Application Data Sheet

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|-----------------------|--|---------------------|---------------------|
| Application Type | Rezoning | Application Number: | 12 107447 STE 20 OZ |
| Details | Rezoning, Standard | Application Date: | January 17, 2012 |
| Municipal Address: | 283 ADELAIDE STREET WEST | | |
| Location Description: | PLAN 216E W PT BLK B **GRID S2015 | | |
| Project Description: | Proposal for a 40-storey tower at the south end of the site and a lower podium building at the north, with a triangular shaped plaza on John Street. The building contains retail at grade, 364 residential units above and 117 parking spaces in 5 levels of underground parking. | | |

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|--|-----------------------|-----------------------------|---|
| Applicant: | Agent: | Architect: | Owner: |
| Mark Bales Pinnacle International (Adelaide St) Ltd | Urban Strategies Inc. | Hariri Pontarini Architects | Pinnacle International (Adelaide St) Ltd |

Planning Controls

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

Project Information

| | | | | |
|------------------------------------|--------|---------|-----------------|--------------|
| Site Area (sq. m): | 1406.7 | Height: | Storeys: | 40 |
| Frontage (m): | 24.4 | | Metres: | 137.5 |
| Depth (m): | 57.7 | | | |
| Total Ground Floor Area (sq. m): | 647 | | | Total |
| Total Residential GFA (sq. m): | 25127 | | Parking Spaces: | 117 |
| Total Non-Residential GFA (sq. m): | 274 | | Loading Docks | 1 |
| Total GFA (sq. m): | 25401 | | | |
| Lot Coverage Ratio (%): | 45.9 | | | |
| Floor Space Index: | 18.06 | | | |

Dwelling Units

Floor Area Breakdown (upon project completion)

| | | | | |
|--------------|-------|----------------------------------|--------------------|--------------------|
| Tenure Type: | Condo | | Above Grade | Below Grade |
| Rooms: | 0 | Residential GFA (sq. m): | 25127 | 0 |
| Bachelor: | 0 | Retail GFA (sq. m): | 274 | 0 |
| 1 Bedroom: | 257 | Office GFA (sq. m): | 0 | 0 |
| 2 Bedroom: | 72 | Industrial GFA (sq. m): | 0 | 0 |
| 3 + Bedroom: | 35 | Institutional/Other GFA (sq. m): | 0 | 0 |
| Total Units: | 364 | | | |

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|-----------------|----------------------|---|
| Contact: | Planner Name: | Joanna Kimont, Assistant Planner |
| | Telephone: | 416-392-7216 |