

Sweeny & Co Architects
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Toronto ON M5V 2H2

January 10, 2017

Subject: Planning Comments

Rezoning Application No.: 16 228717 STE 20 OZ
502 Adelaide Street West
PLAN 64 LOTS 15 & 16
Ward 20 - Trinity-Spadina

Dear Mr. Guerra,

Thank you very much for your submission of a zoning by-law amendment application to permit the development of a 12-storey mixed-use building. The following comments incorporate comments from Community Planning, Urban Design, and Heritage Preservation Services. These comments respond to the plans and materials submitted on September 26, 2016.

Planning Staff appreciate that there are several positive features to the proposed development, including the large size of the proposed residential units and the provision of 3-bedroom units. While there are positive features associated with the development, revisions will be required before Planning Staff are able to support the proposed zoning by-law amendment application.

Planning Staff have reviewed the submission and have the following comments.

Height

The proposed height of 43.1 meters, excluding mechanical penthouse (47.3 metres, including mechanical penthouse) is considered by Planning Staff to be too tall as it exceeds the predominant height in the west precinct of King-Spadina. This height should be reduced to a maximum of 40 metres, including mechanical penthouse.

Built Form and Massing

The proposed development does not include a visibly discernible base building that can be perceived from the street as visually differentiated from the overall building mass. Please revise the proposed development to include a visibly discernible base building that does not exceed a height

established by the height of adjacent contributory properties. Additional comments about the base building can be found in the attached memo from Heritage Preservation Services.

The proposed stepbacks are not acceptable to City Planning at this time as they do not provide appropriate separation distances and do not allow for a distinguishable base building, as identified above. When the development is revised to include a base building, the building should stepback a minimum of 3 metres above the base on the south and west elevations. Stepbacks should be increased to 5.5 metres from the centerline of the lane for the east elevation and 5.5 metres from the property line for the north elevation for all portions of the building above the base building. Please note that the projections of balconies into this stepback would not be supported.

Shadow

The addition of shadow to the heritage-designated St. Andrew's Playground at 4:18 and 5:18 p.m. is not acceptable to Staff. The King-Spadina Secondary Plan identifies that St. Andrew's Playground is an important park within part of the King-Spadina Area. New development is expected to respect the integrity and the potential for increased use of the park, as such shadow impacts on the park must be minimized. It is expected that if the height of the proposed development is reduced to 40 metres as requested by Staff, that the shadow on St. Andrew's Playground will be substantially reduced.

Pedestrian Realm

The proposed development does not provide an appropriate sidewalk zone on Adelaide Street West. The sidewalk zone proposed on the Adelaide Street West frontage is approximately 3.5 metres. Please setback the building to increase the sidewalk zone on Adelaide Street West to at minimum of 4.8 metres to allow for appropriate space for pedestrians, tree planting, and other landscape features.

Amenity Space

The application proposes 135 square metres of indoor amenity area, which is a rate of 3.6 square metres per unit. This exceeds the amount required under the zoning by-law and is a positive feature of the proposed development.

A total of 12 square meters of outdoor amenity space are proposed for the development, which is a rate of 0.32 square metres per unit. This is far below the zoning by-law requirement of 2.0 square metres of outdoor amenity space per unit. Please increase the amount of outdoor amenity space provided to be more consistent with the 2.0 square metres per unit required by the Zoning By-law.

Building Entrances

The proposed building entrances are in appropriate locations, however the vestibule for the main entrance to the residential portion of the building could be enhanced by relocating the mail room and fresh air intake to allow for enhanced visibility and animation. This is a matter that will need to be addressed as part of any future site plan control application.

Preliminary Draft Zoning By-law Amendment Comments

Please note that Planning Staff will not support varying the definition of "grade". Please incorporate the grade, based on the definition in Zoning By-laws 438-86 and 569-2013, when you are calculating the height proposed.

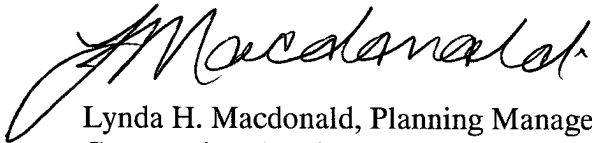
Heritage Conservation

Please see the attached memo for comments from Heritage Preservation Services.

Next Steps

The comments provided in this letter are based on the drawings provided and the comments received to date. Staff advises that appropriate revisions should be made to the proposed development to address the concerns raised in this letter prior to resubmission. Staff would be pleased to hold a meeting with you to review revised drawings prior to re-submission and re-circulation. If you have any questions about the comments provided in this letter please contact the planner on the file, Michelle Knieriem, at 416-338-2073 or mknieri@toronto.ca

Yours truly,



Lynda H. Macdonald, Planning Manager
Community Planning, Toronto and East York District

cc: Portland Adelaide Developments Inc 134 Peter St Suite 1601 Toronto ON M5V 2H2

Jennifer Keesmaat, MES, MCIP, RPP
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Date: November 30, 2016

To: Gregg Lintern, Manager, Planning, 18th Floor, City Hall

From: Sherry Pedersen, Program Manager, Heritage Preservation Services, 17th Floor, City Hall, Attn: Dan DiBartolo

Re: 502 Adelaide Street West and 119 – 123 Portland – Zoning By-Law Amendment No. 16 16 228717 STE 20 OZ

Heritage Preservation Services staff has reviewed the application noted above in conjunction with the Heritage Impact Assessment (HIA) prepared by ERA Architects Inc., dated September 14, 2016, submitted in support of the application and has the following comments.

Background

The subject site is located within the King-Spadina Heritage Conservation District ("HCD") study area, authorized by Council on October 12, 2012. The study area is currently in the plan development stage.

The subject sites are located at 502 Adelaide Street West and 119 - 123 Portland Street and have been identified as not contributing to the heritage character of the pending King-Spadina HCD. However, the development site is located adjacent to multiple properties that have been identified through the study process as contributing to the area's heritage character, These "Contributing Properties" include the following:

504 Portland Street, across Portland Street and west of the subject site;
127 Portland Street, abutting and north of the subject site;
490 Adelaide Street West, abutting and east of the subject site;
473 Adelaide Street West, across the street and south of the subject site;
487 Adelaide Street West @ SW corner with Portland Street, opposite corner from the subject site.

It should be noted that there are numerous other contributing properties that are located within a block of the subject site.

Proposal

The proposal would demolish the existing single storey commercial building at 502 Adelaide Street West and three row houses at 119-123 Portland Street and then construct a new 12 storey mixed use

building with commercial uses at grade and residential units above. There is no discernible base building that can be read from the street as visually differentiated from the overall building massing.

Heritage Comment

HPS staff concurs with the Heritage Consultant in that the subject properties do not warrant consideration for the Heritage Register. The properties include: 1) 502 Adelaide Street West, a single storey, flat roofed commercial structure built in the mid 1940's; and, 2) 119-123 Portland Street, three row houses built in the middle of the 20th century. The consultant maintains and HPS concurs that the properties contain minimal design, historic or contextual value under Ontario Regulation 09/06.

Potential Heritage Register Properties (Adjacencies) from Subject Site

As previously mentioned, the development site is located adjacent to multiple properties that have been identified as Contributing Properties through the King Spadina HCD study process. These properties have been identified as having cultural heritage value and may be further evaluated for inclusion on the City's Heritage Register to be either listed or designated under the *Ontario Heritage Act*. In the context of this application, if these properties are found to have cultural heritage value, they will also be among the heritage properties adjacent to the development site and the project will be subject to Official Plan Policy 3.1.5.5.

Project Design

The HIA does not present a design strategy for the development that conserves the cultural heritage values, attributes and character of the adjacent heritage contributory properties. Further, the development scheme does not mitigate visual and physical impact on the above mentioned resources.

Based on Official Plan Policies and the development site's proximity to multiple heritage contributing properties within the pending King-Spadina HCD, the design of the base building of the development should respond to its adjacent heritage context in the following manner:

- A base building should be incorporated into the project design strategy. The base building should be designed not to exceed a height established by the height of the adjacent heritage contributory properties.
- Other architectural articulation should be implemented to both minimize visual impact and provide contextual fit with the adjacent heritage contributory properties and heritage attributes existent within the pending King-Spadina HCD St Andrew's Character Sub-Area. Architectural design strategy for the base building can include (but, is not limited to): compatible cladding materials, use of belt courses, compatible fenestration proportion and size, etc.
- At the top of the base building, the remaining height of the building should be stepped back to allow the massing of the adjacent heritage building(s) to be sufficiently read from the street.

Please note, as the site is within the pending King-Spadina HCD, further and more specific comment regarding the design scheme of the project may be forthcoming.

Policy Framework

Provincial Policy Statement 2014

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Planning Act and the associated Provincial Policy Statement guide development in the province and they include provincial interests regarding heritage resources as described in the Provincial Policy Statement issued under the authority of Section 3 of the Planning Act. The Planning Act requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development, and promotes the provincial policy-led planning system.

Policy 2.6.1 of the PPS (2014) states, "that significant built heritage resources shall be conserved";

Policy 2.6.3 of the PPS (2014) states that Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Section 3.1.5. of the Official Plan.

The City of Toronto's Official Plan heritage policies apply to the subject development lot that is adjacent to multiple heritage contributing properties as identified within the pending King-Spadina HCD.

Policy 3.1.5.2: Properties and Heritage Conservation Districts of potential cultural heritage value or interest will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto's diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register.

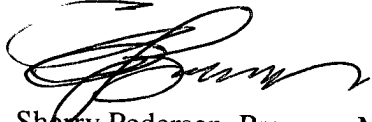
Policy 3.1.5.3: Heritage properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

Policy 3.1.5.5: Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City.

Policy 3.1.5.26 expands upon the above policy and provides that "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

Tall Building Design Guidelines

Section 1.6 (c) Tall Building Design Guidelines provides: "design new base buildings to respect the urban grain, scale, setbacks, proportions, visual relationships, topography and materials of the historic context".

A handwritten signature in black ink, appearing to read "Sherry Pedersen", with a stylized flourish at the end.

Sherry Pedersen, Program Manager
Heritage Preservation Services