

March 26, 2018

Barry Brooks, Senior Planner
City of Toronto, City Planning Division
Toronto City Hall, 18th Floor East
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Mr. Brooks,

***Re: Application for Site Plan Approval
9-11 Madison Avenue***

We are the planning consultants for the Estonian (Toronto) Credit Union Limited, the owners of 11 Madison Avenue, and the City of Toronto, the owners of 9 Madison Avenue, with respect to the subject site (9 and 11 Madison Avenue).

We are pleased to submit a Site Plan Approval application to permit the redevelopment of the subject site for a 3-storey, "U"-shaped, mixed-use building to house the Estonian Centre, a cultural centre, community hub and gathering place for Toronto's Estonian community.

At its meeting on November 29, 30 and December 1, 2011, City Council declared the property at 9 Madison Avenue surplus, aside from a below grade strata to protect for the subway tunnel and an above-grade easement to protect this infrastructure and turned it over to Build Toronto (now CreateTO) for disposition. The Estonian Credit Union, Estonian Foundation of Canada and Tartu College subsequently entered into an agreement of purchase and sale with Build Toronto to redevelop the property. The property at 11 Madison Avenue was purchased by the Estonian Credit Union, with the intent of assembling the two properties.

The remainder of this letter provides an overview of the subject site and its surroundings, the applicable policy and regulatory framework, and the proposed future minor variance application to the Committee of Adjustment. It also summarizes the plans and studies submitted in support of this application.

Site and Surroundings

The subject site, municipally known as 9 and 11 Madison Avenue, is located on the east side of Madison Avenue, approximately 47 metres north of Bloor Street West. The property at 9 Madison Avenue is currently owned by the City of Toronto and is occupied by a Toronto Parking Authority surface parking lot with approximately 35 parking spaces. The Line 1 and 2 subway tunnels travel east-west underneath the property and will continue to be owned by the City of Toronto.

The property at 11 Madison Avenue is occupied by a 2½-storey detached house that is currently vacant but was most recently occupied by the Tengye Ling Tibetan Buddhist Temple. The existing building including a one-storey enclosed porch is set back 2.21 metres from Madison Avenue, 0.55 metres from the north property line shared with 13 Madison Avenue, and between 2.46 and 3.69 metres from the existing property line shared with 9 Madison Avenue. The building is set back approximately 14 metres from the rear lot line.

Together, the subject site consisting of 9 and 11 Madison Avenue is generally rectangular in shape, and has a frontage of approximately 41.3 metres along Madison Avenue, a depth of approximately 38.5 metres and a site area of approximately 1,589.1 square metres.

Immediately south of the site is the 18-storey Tartu College building (310 Bloor Street West), which is also owned by the Estonian community. Built in the 1960s, the building includes 460 student residence units and takes its main pedestrian entrance from Bloor Street West. The building is “L”-shaped and massed to the Bloor Street West and Madison Avenue lot lines, with a 2-storey podium in the rear. In the rear are a loading area, a ramp to a below-grade parking garage and a small surface parking lot that is accessed through the subject site.

East of Tartu College and the subject site is the Bloor Street United Church (300 Bloor Street West), which along with 478 Huron Street is the subject of a rezoning application to retain the majority of the church building and the entirety of Pidgeon House, located at 478 Huron Street, while permitting the development of a new 38-storey mixed-use building with residential, office, worship, retail and community uses. The subject site interfaces both with the tower portion of the building, which is to be located immediately north of the church building, and with Pidgeon House. No west-facing windows are proposed in the tower until the 5th storey (22.06 metres above grade).

North of the subject site is 13 Madison Avenue, a 2-storey detached dwelling set back between 2.37 and 5.42 metres from the north property line of 11 Madison Avenue. Although 13 Madison Avenue appears to be used for residential purposes, the majority of the houseform buildings fronting Madison Avenue and Huron Street further north are used for a mix of office, institutional, commercial, hotel and fraternity uses.

Immediately west of the subject site, across Madison Avenue, is Paul Martel Park, an approximately 870 square metre public park, which is located on the same property as the easterly entrance to the Spadina subway station and bus station (7 Spadina Road). South of the park, at the northwest corner of Madison Avenue and Bloor Street West, is 316 Bloor Street West, which is currently occupied by a 3-storey office building. It has zoning in place pursuant to a recent Ontario Municipal Board settlement permitting a 29-storey tower with a maximum height (including a mezzanine floor and the mechanical penthouse) of 98 metres. The approved building includes a 5-storey, 18.65 metre base building, with access from the side street, Madison Avenue.

In addition to the Spadina subway station, which is approximately 200 metres away by foot, the subject site is also located approximately 350 metres west of the St. George subway station.

Proposed Development

The proposed building would include a privately-owned publicly-accessible space (POPS) at grade, in a new courtyard in the middle of the “U”, along with a mid-block pedestrian path that would connect to Huron Street through the proposed redevelopment at 300 Bloor Street West and 478 Huron Street.

The proposed new building will have a gross floor area of 2,769 square metres (29,805 square feet), resulting in an overall gross floor area of 3,225 square metres (34,714 square feet) including the existing 456 square metre (4,908 square foot) house at 11 Madison Avenue. The proposal will have a maximum height of 12.0 metres (39 feet), and an overall density of 2.0 times the lot area.

Entrances to the building will be from Madison Avenue, the courtyard and the mid-block connection to Huron Street. At grade, a retail unit is proposed within the existing houseform building, while a café and a bank (the Estonian Credit Union)

are proposed to front the courtyard. The entrance to the core of the building is to be located between the café and the existing houseform building, where a ramp provides access to the main lobby.

The second and third storeys are to be occupied by the community centre, an office, antechamber/bar area, flex space, and a 2-storey grand hall on Level 2 and a board room, meeting rooms, and studio space on the third storey. A mechanical penthouse is to be located on the roof, massed along the east lot line, while the rest of the roof is to be used as a green roof and amenity terrace (approximately 219 square metres), oriented towards the courtyard. Additional leasable space (2 or 3 units) is to be located in the basement level.

Loading is proposed to be shared with Tartu College to the south (310 Bloor Street West), and no parking is proposed on-site.

Policy and Regulatory Framework

The subject site is designated *Mixed Use Areas* in the City of Toronto Official Plan, which provides for a broad mix of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. The site is surrounded by other lands designated *Mixed Use Areas* in all directions, except for Paul Martel Park to the west, which is designated *Parks*.

The Plan envisions that development in *Mixed Use Areas* will create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community, while providing for new jobs and homes for Toronto's growing population on underutilized lands.

Mixed Use Areas Policy 4.5(2) contains a number of criteria for development within the *Mixed Use Areas* designation, several of which set out the location and massing of new buildings. Accordingly, it focuses on providing appropriate transitions between buildings of different intensities and scales, as well as limiting the impacts of shadows, wind and site servicing impacts on adjacent *Neighbourhoods*, *Parks* and *Open Spaces*. The same policy states that new buildings should appropriately frame streets and provide an attractive, comfortable, and safe environment for pedestrians, as well as adequate traffic circulation.

The portion of the site at 9 Madison Avenue is subject to Site and Area Specific Policy 334 (SASP 334), which applies to the “Bloor Corridor” between Avenue Road and Bathurst Street. It was introduced by Official Plan Amendment No. 98, and resulted from the Bloor Corridor Visioning Study.

SASP 334 recognizes that the Bloor Corridor includes a variety of land uses, including residential, commercial, retail, institutional, cultural, and parks and open space. SASP 334 requires development to respect, conserve and reinforce heritage buildings and features throughout the Bloor Corridor, and requires new buildings to provide appropriate transition through setbacks, stepbacks and stepping down of height in order to protect adjacent heritage elements, significant views and the distinctive characteristics of Heritage Conservation Districts, such as the Madison Avenue Heritage Conservation District, which includes the subject site. It is noted that the by-law establishing the Madison Avenue Heritage Conservation District and adopting the Heritage Conservation District Plan is currently under appeal.

SASP 334 is proposed to be amended as part of the Bloor Corridor/ Annex Block Planning Study through Official Plan Amendment 365 (OPA 365). As it relates to the site, OPA 365 provides that the City shall secure publicly accessible open spaces, widened sidewalks and mid-block connections through the development application review process. The revised Map 3 shows an east-west Mid-block Connection across the properties at 9 Madison Avenue and 300 Bloor Street West, terminating at Huron Street. OPA 365 was adopted by City Council on March 9, 2017 but is currently under appeal.

The portion of the site at 11 Madison Avenue is subject to Site and Area Specific Policy 198 (Huron Madison). The policy provides that residential, institutional and commercial uses are permitted in house-form buildings and requires that development conserve the valued heritage buildings, reinforce the architectural unity that characterizes the area, and maintain the character of the heritage landscapes.

The site is split-zoned in the in-force Former Toronto Zoning By-law No. 438-86, with 9 Madison Avenue zoned CR T2.0 C2.0 R2.0 and 11 Madison zoned CR T1.5 C1.5 R1.0, with maximum heights of 12.0 metres on both properties. Similar to the underlying land use designation, the CR (Commercial-Residential) zone permits a wide range of uses.

The T2.0 C2.0 R2.0 zoning designation applying to 9 Madison permits a maximum density of 2.0 times the lot area, of which a maximum of 2.0 FSI may be commercial density and a maximum of 2.0 FSI may be residential density. The T1.5 C1.5 R1.0 zoning designation applying to 11 Madison permits a maximum density of 1.5 FSI, of which a maximum of 1.5 FSI may be commercial density but only a maximum of 1.0 FSI may be residential density.

The 9 Madison Avenue property is subject to Exceptions 12(1)3(b), 12(1)251, 12(2)132, and 12(2)270. The 11 Madison Avenue property is subject to the same exceptions, as well as Exception 12(2)219(A).

Exception 12(1)3(b) provides for the reconstruction of the building in the event of a disaster. Exception 12(1)251 permits the use of existing rooming houses or converted dwelling and rooming houses in the Annex. Exception 12(2)132 prohibits commercial parking garages. Exception 12(2)270 restricts permitted retail and service commercial uses to not greater than the amount which existed on the lot in July 1993, plus an additional 1,800 square metres.

Exception 12(2)219(A), which applies only to 11 Madison Avenue, prohibits various non-residential uses on any lot in that portion of the Annex located north of Bloor Street West between Spadina Road and Bedford Road. The prohibited uses include a branch of a bank or financial institution, a restaurant, a take-out restaurant, a retail store, and a real estate sales office, among others, but do not include an office or a place of assembly.

The subject site is proposed to be rezoned CR 2.0 (c2.0; r2.0) SS2 (x2614) (9 Madison) and CR 1.5 (c1.5; r1.0) SS2 (x2481) (11 Madison) by the under-appeal City-wide Zoning By-law No. 569-2013, both with a height limit of 12.0 metres, exclusive of mechanical penthouses up to 5.0 metres in height. The subject site is proposed to be located within Policy Area 1.

The CR (Commercial Residential) zone permits residential uses in a range of building types, including apartment buildings, and a wide range of non-residential uses.

With respect to setbacks, Development Standard Set 2 (SS2) requires that at least 75% of the main wall of the building facing a front lot line must be at or between the front lot line and a maximum of 3.0 metres from the front lot line. The SS2 provisions also require a 7.5 metre setback from the rear lot line, or, where the rear

lot line abuts a lane, a 7.5 metre setback from the lot line on the opposite side of the lane. No side yard setback is required except where a side wall has windows or openings, and only where that side lot line abuts a lot line that is not adjacent to a street or lane.

In addition, a building must not penetrate a 45-degree angular plane from the front lot line (in this case, Madison Avenue), measured at a height of 80% of the right-of-way width. Additional CR regulations include a minimum height of 4.5 metres for the first storey.

Exception 2614 applying to 9 Madison Avenue provides that Exception 900 11.10(2) applies, with reduced parking rates of 0.5 spaces for each bachelor and one-bedroom dwelling unit, 0.75 spaces for each 2-bedroom dwelling unit or larger, and 0.06 spaces for each dwelling unit for residential visitors. Exception 2614 also provides that Sections 12(1)251, 12(2)132 and 12(2)270(a) of By-law 438-86 continue to prevail. None of the exceptions are relevant to the proposed development.

Exception 2481 applying to 11 Madison Avenue also provides that Exception 900 11.10(2) applies, while permitting dwelling units in building types with less than 5 dwelling units. Exception 2481 also provides that Sections 12(1)251, 12(2)132, 12(2)219 and 12(2)270(a) of By-law 438-86 continue to prevail. Only Section 12(2)219 (summarized above) is relevant for the proposed development.

Consultation

As part of the pre-application process, our team has consulted with multiple parties on a number of occasions.

- Consulted with City Planning, Urban Design and Heritage Preservation Services staff on multiple occasions.
- Consulted with CreateTO (Build Toronto) staff on multiple occasions.
- Consulted with the Annex Residents Association on multiple occasions.
- Consulted with the Estonian community on multiple occasions.

- A pre-application community consultation meeting was held on October 30, 2017 at Tartu College, with approximately 40 residents, City Planning staff and the Ward Councillor in attendance.
- Multiple communications with the Ward Councillor's office.

Relief from Zoning By-laws

Permitting the proposed development will require some variances from the in-force Zoning By-law 438-86 and the under-appeal Zoning By-law 569-2013. It is anticipated that variances will be required to permit the proposed density, reduction in non-residential and accessible car parking, off-site loading, ground floor height, a reduced rear yard setback, an increased front yard setback for the courtyard portion of the building, and the proposed uses on the portion of the site at 11 Madison Avenue.

It is our intention to submit a minor variance application once the Site Plan Approval application has been circulated and technical circulation comments have been received and any necessary revisions incorporated into the proposed development.

In support of the Site Plan Approval application, please find enclosed herewith:

- Boundary and Topographical Survey prepared by Rouse Surveyors (7 copies);
- Architectural Drawing Set prepared by Kongats Architects (7 copies);
- Green Development Standards Checklist coordinated by Kongats Architects (2 copies);
- Accessibility Design Standards Checklist Letter prepared by Kongats Architects (2 copies);
- 3D Building Mass Model prepared by Kongats Architects (digital copy);
- Landscape Plans prepared by North Design Office (7 copies);
- Arborist Report prepared by Cohen & Master (2 copies);
- Erosion and Sediment Control Plan prepared by MGM Consulting (5 copies);
- Functional Servicing and Storm Water Management Report prepared by MGM Consulting (2 copies);
- Heritage Impact Assessment prepared by Robyn Huether Architect (2 copies);
- Energy Efficiency Report prepared by Footprint (2 copies);
- Geotechnical Report prepared by Terraprobe Inc. (2 copies);



- Noise & Vibration Feasibility Study prepared by RWDI (2 copies);
- One (1) USB with digital versions of the above-noted material; and
- One (1) cheque for \$37,253.80, constituting the application fee for the Site Plan Approval application.

A Transportation, Parking and Loading Study are forthcoming and will be submitted under separate cover.

If you have any questions and/or comments regarding this submission letter, please do not hesitate to contact me or Mike Dror, Senior Planner, of our office.

Yours very truly,

Bousfields Inc.

A handwritten signature in black ink, appearing to read 'Peter Smith', is written over the company name.

Peter Smith, MCIP, RPP