

TORONTO STAFF REPORT

August 8, 2006

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Subject: Preliminary Report
Rezoning Application: 06-157086 STE 30 OZ
Applicant: Intelliterra Planning & Development Consulting
Architect: Arsenault Architect Inc.
630 Queen Street East
Ward 30 - Toronto-Danforth

Purpose:

To provide preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process.

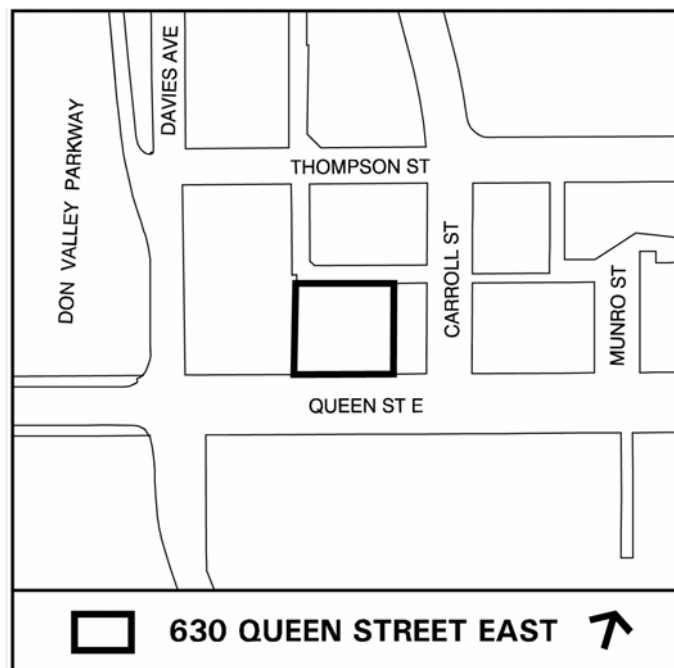
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.



Comments:

Proposal

The proposal is to construct an eight-storey mixed use building with 58 residential units (4,832 square metres), approximately 354 square metres of retail space at grade, and three levels of below grade parking. The proposal includes a total of 58 resident and 4 commercial automobile parking spaces and 9 visitor automobile parking spaces and 17 resident bicycle parking spaces and no visitor bicycle parking spaces. The unit mix comprises one bedroom, one bedroom plus den and two bedroom units. The proposal features approximately 330 square metres of outdoor roof amenity space and a total of 161 square metres of roof and ground floor indoor amenity space. The proposed height is 27.35 metres with a density 5.07 times the area of the lot. Given its non-conformity with the provisions of the zoning by-law, the applicant is seeking an amendment to the Zoning By-law 438-86. The relevant project information is provided in the attached Application Data Sheet.

Site Description

The site is situated on the north side of Queen Street East between Davies Avenue and Carroll Street with a site area of approximately 1,021 square metres. The property is currently occupied by a small retail plaza with four storefront units. The existing building is located towards the rear portion of the property with two rows of surface parking fronting onto Queen Street East.

- Directly west of the site is a two-storey commercial building that houses an automobile parts retailer;
- A large four to six storey warehouse/loft style building is located to the northwest and a surface parking lot is located directly north of the subject property;
- A public lane runs across the rear of the property and terminates at Thompson Street;
- Across Queen Street East, to the south of the site is a three-storey office building and a block of three commercial units, each with residential or commercial uses above grade; and
- Directly east of the site is a small parking lot at the corner of Carroll and Queen Streets.

Toronto Official Plan

The Toronto Official Plan designates the property in a Mixed Use Areas and Map 2: Urban Structure of the Official Plan indicates that the site falls in an "Avenues". Mixed Use Areas will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing. The Avenues are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents.

The Official Plan states that development in Mixed Use Areas on Avenues, prior to an Avenue Study has the potential to set a precedent for the form and scale of reurbanization along the Avenues. In addition to the policies of the Plan for Mixed Use Areas, proponents of such proposals will also address the larger context and examine the implications for the segment of the Avenue in which the proposed development is located. This review will:

- include an assessment of the impacts of the incremental development of the entire Avenue segment at a similar form, scale and intensity, appropriately allowing for distinguishing circumstances;
- consider whether incremental development of the entire Avenue segment as identified in the above assessment would adversely impact any adjacent Neighbourhoods;
- consider whether the proposed development is supportable by available infrastructure; and
- be considered together with any amendment to the Official Plan or Zoning By-law at the statutory public meeting for the proposed development.

Development requiring a rezoning will not be allowed to proceed prior to completion of an Avenue Study unless the review demonstrates to Council's satisfaction that subsequent development of the entire Avenue segment will have no adverse impacts within the context and parameters of the review.

The Official Plan includes Development Criteria in Mixed Use Areas, which include, but are not limited to:

- creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- providing for new jobs and homes for Toronto's growing population on underutilized lands;
- locate and mass new buildings to frame the edges of streets;
- provide an attractive, comfortable and safe pedestrian environment;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-residential development.

Development in Mixed Use Areas on Avenues that precedes the completion of an Avenue Study will:

- support and promote the use of transit;
- contribute to the creation of a range of housing options in the community;
- contribute to an attractive, safe and comfortable pedestrian environment that encourages walking and strengthens local retailing;
- provide universal physical access to all publicly accessible spaces and buildings;
- conserve heritage properties;
- be served by adequate parks, community services, water and sewers, and transportation facilities; and
- be encouraged to incorporate environmentally sustainable building design and construction practices.

Development may be permitted on the Avenues prior to an Avenue Study and will be considered on the basis of all of the policies of this Plan. Development on the Avenues prior to an Avenue Study will implement the policies of the Plan for the relevant designation area.

The property falls within the Natural Heritage System as per Map 9 of the Official Plan. The natural heritage system is made up of areas where protecting, restoring and enhancing the natural features and functions should have high priority in city-building decisions. New development must be carefully assessed in order to determine their impacts on the natural heritage system.

The Official Plan states that proposals for new development falling within the Natural Heritage System may need to be accompanied by a study, when appropriate, to assess a proposed development's impact on the natural environment and propose measures to reduce negative impacts on and where possible improve the natural environment.

Development is generally not permitted in the natural heritage system illustrated on Map 9. Where the underlying land use designation provides for development in or near the natural heritage system, development will:

- recognize natural heritage values and potential impacts on the natural ecosystem as much as is reasonable in the context of other objectives for the area; and
- minimize adverse impacts and when possible, restore and enhance the natural heritage system.

Development will be set back from the following locations by at least 10 metres, or more if warranted by the severity of existing or potential natural hazards:

- the top-of-bank of valleys, ravines and bluffs;
- other locations where slope instability, erosion, flooding, or other physical conditions present a significant risk to life or property; and
- other locations near the shoreline which may be hazardous if developed because of flooding, erosion or dynamic beach processes.

Zoning

The zoning on the site is MCR T2.5 C2.0 R2.0, which permits a mix of commercial and residential uses up to a total density of 2.5 times the area of the lot. The height limit is 14.0 metres.

Site Plan Control

An application for Site Plan Control has been submitted.

Reasons for the Application

The proposed height of 27.35 metres and proposed density of 5.07 times the area of the lot do not comply with the zoning by-law.

Issues to be Resolved

Proponent's Avenue Segment Review

The property falls within an Avenue and in the absence of an Avenue Study, the applicant will be required to submit a review demonstrating that subsequent development of a defined segment of the Avenue will have no adverse impacts within the area context. The review will include assessment of the impacts of the incremental development of the entire Avenue segment at a similar form, scale and intensity. This proposed rezoning will not be allowed to proceed prior to completion of an Avenue Study unless the review demonstrates to Council's satisfaction that subsequent development of the entire Avenue segment will have no adverse impact on the matters considered within the context and parameters of the review. This applicant's review may be combined with the review in connection with the application at 625 Queen Street East since the parameters, scope and context of their respective reviews will significantly overlap.

Height and Density

The proposal will be evaluated against the relevant Official Plan criteria for Mixed-Use Areas and Avenues. Planning staff will review and consider the application for its design and built form merits, given that the proposed height and density exceeds the relevant by-law provisions.

Through the review of the application, City Planning staff will also consider sun and shade impacts on the newly approved Don Mount Park.

Natural Heritage

The property falls within the Natural Heritage System as per the Official Plan. Staff will determine, through a review of the application, the necessity for the applicant to submit a Natural Heritage Impact study. Should the property fall within 10 metres of the top of bank of the Don Valley, the applicant will be required to apply for an Official Plan amendment.

Other Issues

Staff will work with the applicant to address other issues that may arise through the review of this proposal.

Conclusions:

A community meeting is scheduled to be held in September 2006. Provided that the applicant provides all required information and addresses any issues raised without delay, a Statutory Public Meeting is targeted for the first quarter of 2007.

Contact:

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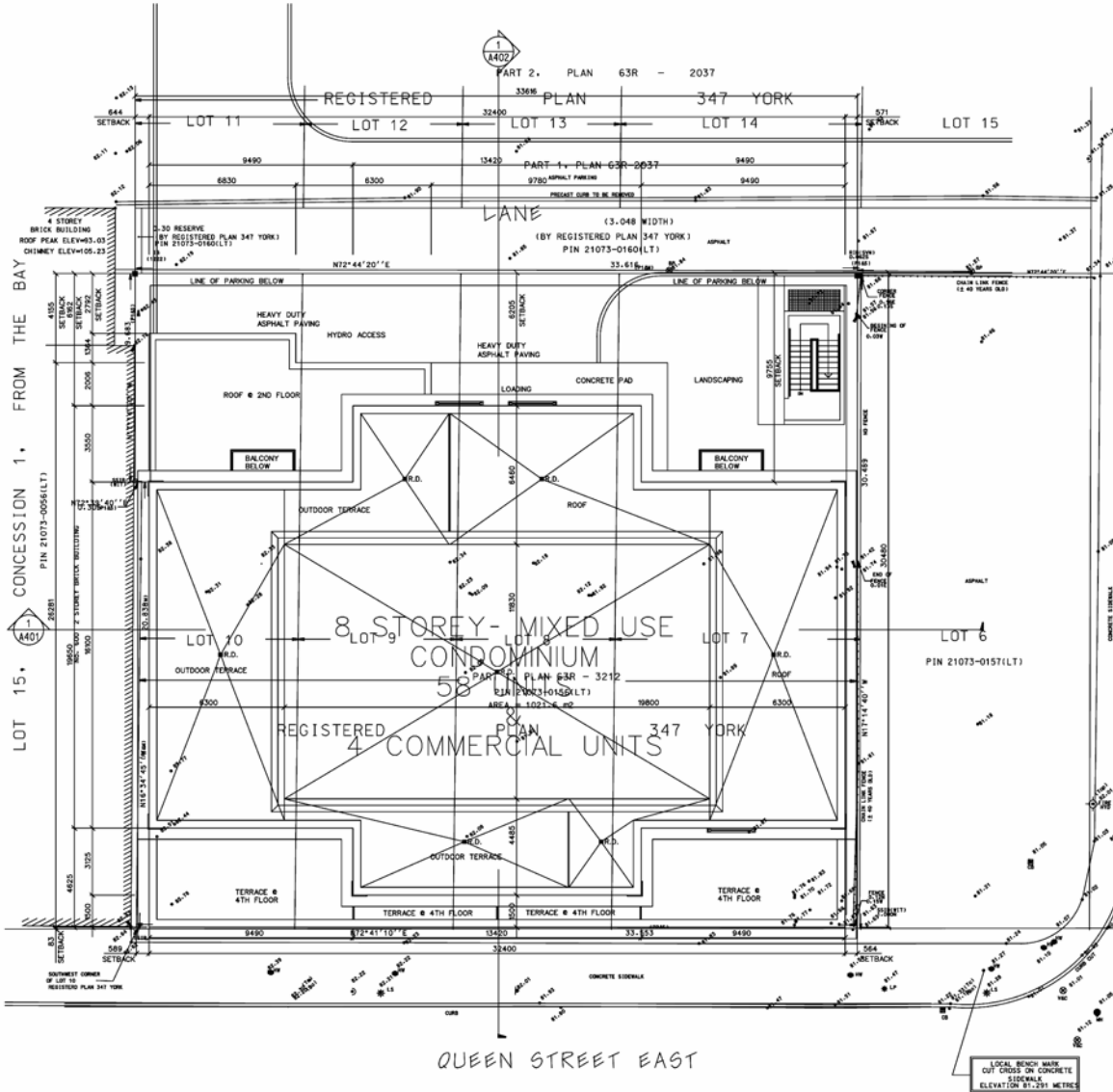
Gary Wright
Director, Community Planning, Toronto and East York District

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List of Attachments:

Attachment 1: Site Plan
Attachment 2: North Elevation
Attachment 3: South Elevation
Application 4: East & West Elevations
Application 5: Zoning
Application 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

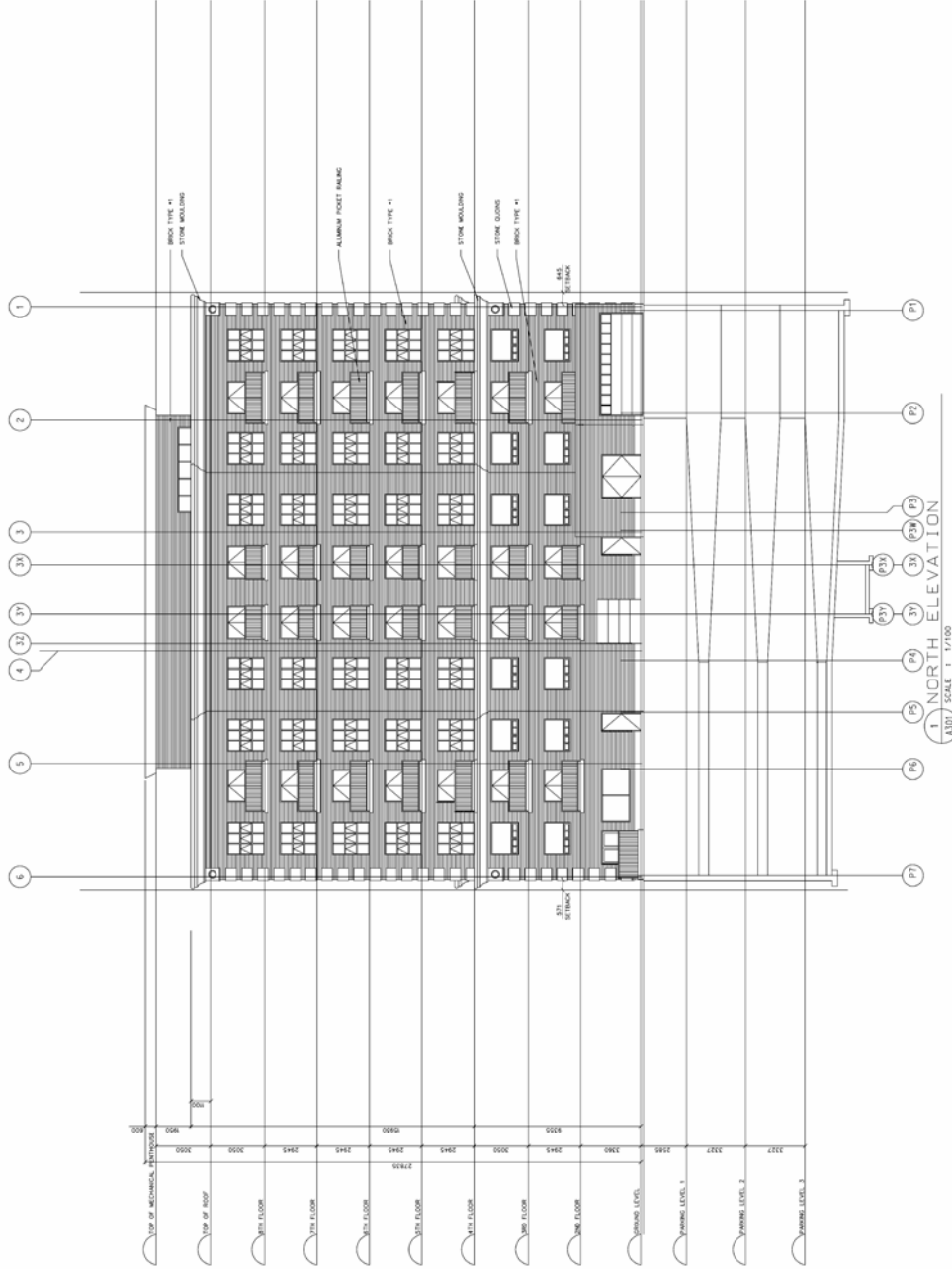
630 Queen Street East

Applicant's Submitted Drawing

Not to Scale 

File # 06_157086

Attachment 2: North Elevation



630 Queen Street East

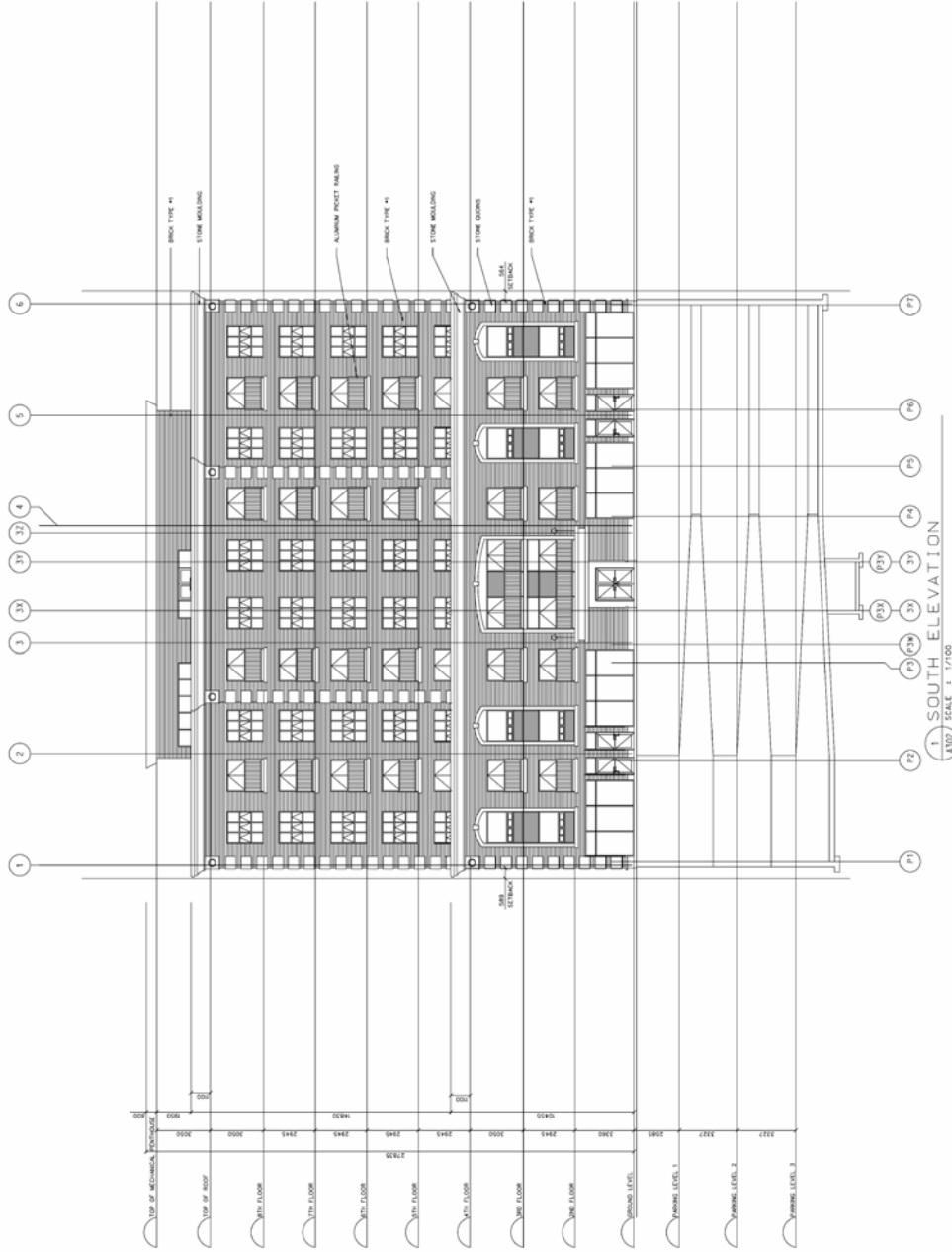
North Elevation

Applicant's Submitted Drawing

Not to Scale
07/20/06

File # 06_157086

Attachment 3: South Elevation



630 Queen Street East

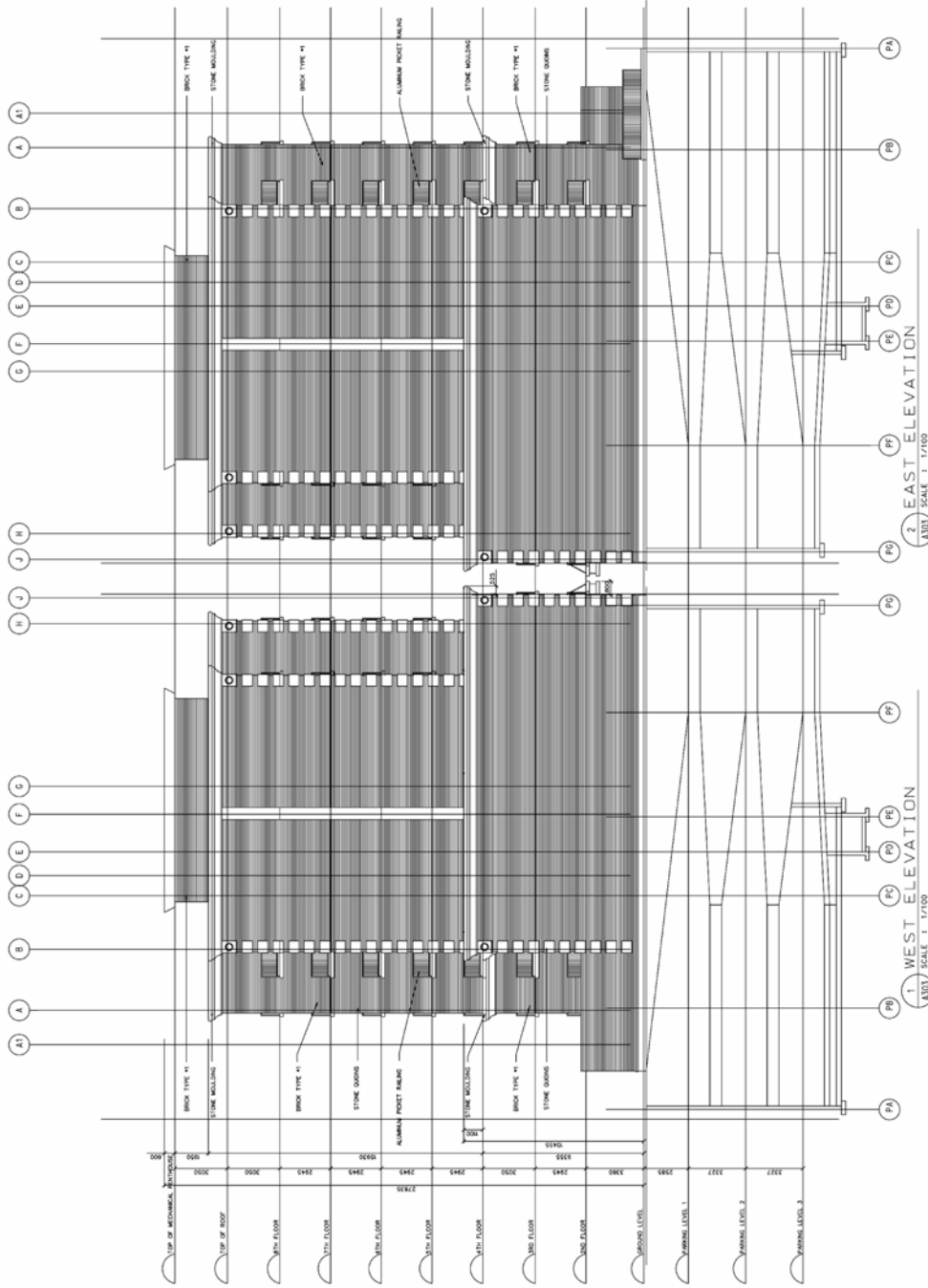
South Elevation

Applicant's Submitted Drawing

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Application 4: East & West Elevations

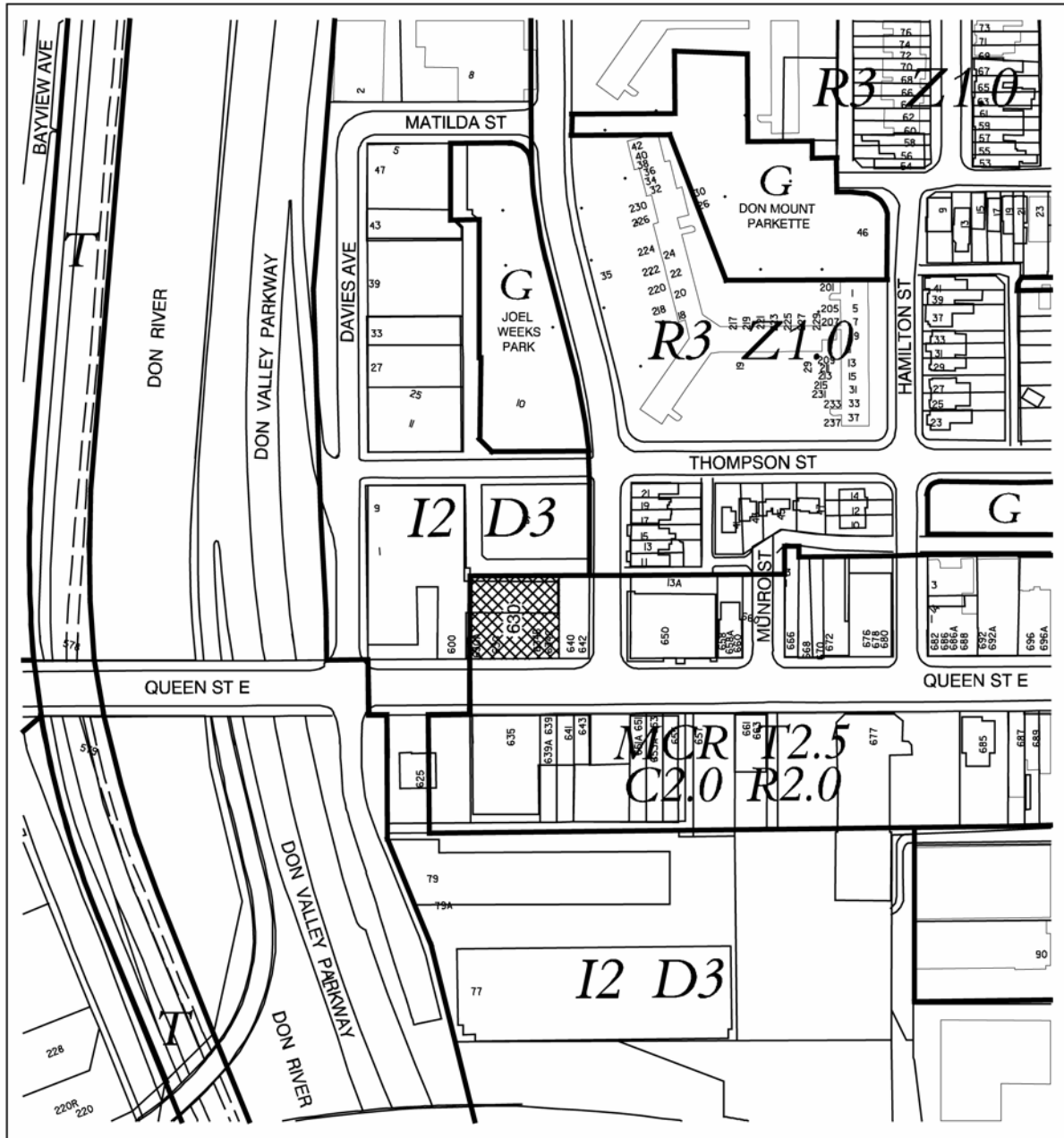


630 Queen Street East

East & West Elevations
Applicant's Submitted Drawing
Not to Scale
07/20/06

File # 06_157086

Application 5: Zoning



- G Parks District
- R3 Residential District
- MCR Mixed-Use District
- I2 Industrial District



Application 6: Application Data Sheet

Application Type	Rezoning	Application Number:	06 157086 STE 30 OZ
Details	Rezoning, Standard	Application Date:	July 17, 2006
Municipal Address:	630 QUEEN ST E, TORONTO ON		
Location Description:	PL 347 LTS 7 & 8 PT LTS 6,9 & 10 **GRID S3007		
Project Description:	Proposal to construct a 8 storey condominium building with 58 residential units and 4 commercial units on the ground floor. 3 levels of below grade parking. Also see Site Plan 06 157072		

Applicant:	Agent:	Architect:	Owner:
Intelliterra Planning & Development Consulting Bruce Hall			2075448 Ontario Limited

PLANNING CONTROLS

Official Plan Designation:		Site Specific Provision:
Zoning:	MCR T2.5 R2.0 R2.0	Historical Status:
Height Limit (m):	14	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	1021.93	Height: Storeys:	8
Frontage (m):	33.5	Metres:	27.235
Depth (m):	30.5		
Total Ground Floor Area (sq. m):	688.95		Total
Total Residential GFA (sq. m):	4832.12	Parking Spaces:	71
Total Non-Residential GFA (sq. m):	354.39	Loading Docks:	1
Total GFA (sq. m):	5186.51		
Lot Coverage Ratio (%):	67.4		
Floor Space Index:	5.07		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	4832.12	0
Bachelor:	0	Retail GFA (sq. m):	354.39	0
1 Bedroom:	34	Office GFA (sq. m):	0	0
2 Bedroom:	24	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	58			

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