

**213A/215 Queen Street East
Zoning Application 06 162601 STE 28 OZ
Preliminary Report**

Date:	January 24, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	28 – Toronto Center-Rosedale
Reference Number:	06 162601 STE 28 OZ

SUMMARY

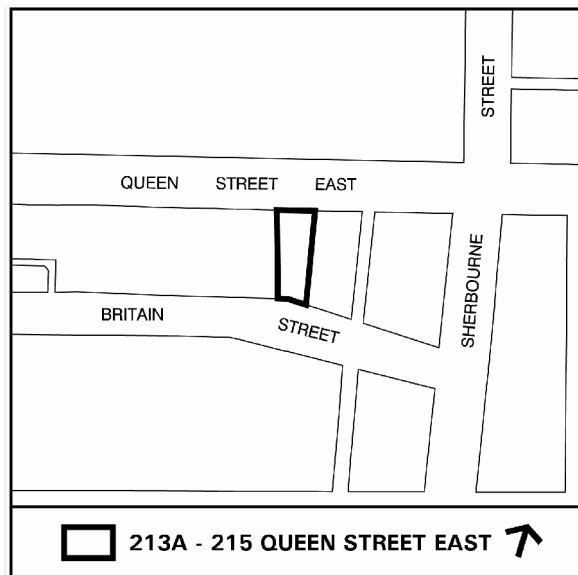
An application has been submitted to permit a seven-storey mixed use building with 29 residential units and retail uses at grade at 213A/215 Queen Street East.

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. A community consultation meeting could be scheduled in the first half of 2007.

RECOMMENDATIONS

The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor; and
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.



Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The applicant proposes to construct a seven-storey mixed-use building with 29 dwelling units and retail at grade. The proposed development has a gross floor area of approximately 2595 square metres and a height of 24.2 metres, resulting in a density of 5.7 times the area of the lot.

No parking is provided on site as part of this development. The applicant advises that arrangements for securing parking spaces off site are being pursued.

Site and Surrounding Area

The development application is for a 456 square metre site located at 213A/215 Queen Street East, on the south side of Queen Street East, west of Sherbourne Street. The site is located across the street from Moss Park. The site is currently developed with a one storey retail building. There is frontage on both Queen Street East to the north and Britain Street to the south.

North: on the north side of Queen Street East is Moss Park.

South: the property has frontage on Britain Street which has a number of historical warehouse buildings.

East: retail uses at grade along Queen Street East.

West: retail uses at grade along Queen Street East. The Fred Victor Center is located at the corner of Jarvis Street and Queen Street East.

Official Plan

The Official Plan designates the site as Regeneration Area, within the Downtown and Central Waterfront urban structure area. The Plan contains development criteria that direct the form and quality of development in this area. The proposal will be reviewed for compliance with these criteria and conformity with the intent of the Plan.

The King Parliament Secondary Plan identifies this site within the Mixed Use Area "D". The major objective of the King Parliament Secondary Plan is to attract new investment to the area. The Secondary Plan contains policies to ensure new development will be sensitive to the historic nature of the area and provide a high quality, safe living and working environment.

Zoning

The site is currently zoned MCR, permitting a wide mix of uses including residential uses, commercial uses (retail stores) and offices. The height limit is 16 metres with a density limit of 3 times the lot area.

Site Plan Control

A site plan control application has been submitted and will be reviewed concurrently with the Zoning By-law amendment application.

Reasons for Application

The MCR zoning of the site does not permit the density and height of the proposed development. The applicant is seeking an amendment to Zoning By-law 438-86 of the former City of Toronto to allow the development to proceed. Other development standards in Zoning By-law 438-86 such as parking, amenity space, step backs and use of angular plan are not satisfied with the present proposal.

COMMENTS

Issues to be Resolved

Planning staff have concerns with the application, as outlined below, and have advised the applicant. Staff will work with the applicant to address the issues.

Relationship to King Parliament Secondary Plan

The King Parliament Secondary Plan clearly identifies and promotes the growth and redevelopment of the area. However, growth is to occur in a manner that would be compatible and complement the existing built form character and scale of the area. The King Parliament Secondary Plan contains the vision and policy statements to guide growth while the Zoning By-law contains the density, height and development standards to achieve that vision.

For this area of Queen Street East, the Secondary Plan contains policies for the continuation of the mix of uses while the zoning of the properties provides the height and density for the area consistent with the built form character and scale of the area. The permitted height of 16 metres and coverage of 3 times the lot area is consistent and responds to the character and scale of this area of King Parliament.

Planning staff have concerns with the density and height of the proposal and how it fits into the built form character and scale of the street. Queen Street East is characterized by low scale buildings up to three storeys with retail at grade and residential above. The street is also characterized by a very narrow lot pattern.

Height and Massing of the Proposal

The height of the proposal is greater than the height permission and the height of adjacent developments. Planning staff have concerns with the height in terms of compatibility and context with the surrounding developments. The development along Queen Street to the

east of the downtown core was clearly identified in the King Parliament Secondary Plan as a lower scale mixed use area.

As the lot pattern along Queen Street East is very narrow the proposal requires the entire lot area, with minimal setbacks or stepbacks. The applicant is proposing a setback on Queen Street at the 4th floor. This setback and other possible measures to effect an angular plane and reduced massing impact will be explored. Development of three-storey buildings occupying the entire lot area, as is the existing pattern has a far lesser impact than a seven-storey building occupying the entire lot area. As adjacent sites are not included in the proposal, large portions of the blank side walls of the proposed building are exposed to view.

Phasing

This application is being considered in conjunction with another proposal to the east at 229 Queen Street East. The two projects propose to share parking and amenity space. Parking is to be provided for this site by the development at 229 Queen Street East and off site arrangements. Amenity space for both this site and 229 Queen Street East are provided at 213A/215 Queen Street East through a roof top terrace. There are concerns with the timing of the phases and the provision of the facilities.

Issues that need to be addressed include:

- (a) the appropriateness of amending the Zoning By-law 438-86;
- (b) the relationship and impact of the new development on existing buildings and uses in the adjacent area in terms of height, massing, siting, servicing, circulation and access;
- (c) the relationship of the new development to the older, historical buildings along Queen Street East and along Britain Street;
- (d) the relationship of providing shared amenity space for another proposed development;
- (e) the appropriateness, accessibility and lease arrangements for off site parking;
- (f) the potential for public benefits under Section 37 of the Planning Act including appropriate community services, facilities and amenities that address local priorities; and
- (g) the use of an angular plane along Queen Street East.

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

CONTACT

Kathryn Thom, Senior Planner
Tel. No. 416-392-0759
Fax No. 416-392-1330
E-mail: kthom@toronto.ca

SIGNATURE

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

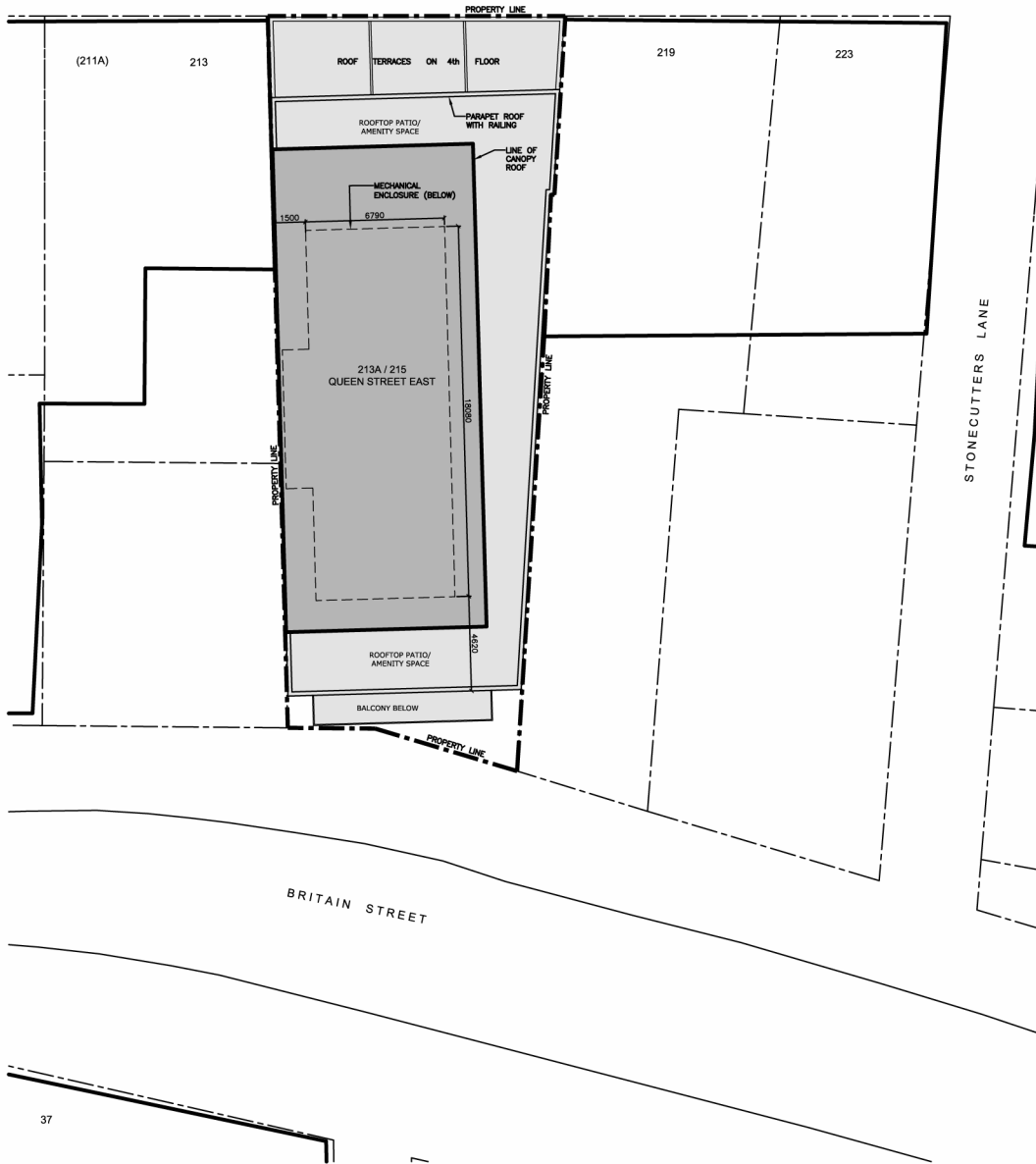
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ATTACHMENTS

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

Attachment 1: Site Plan

QUEEN STREET EAST



Site Plan

Applicant's Submitted Drawing

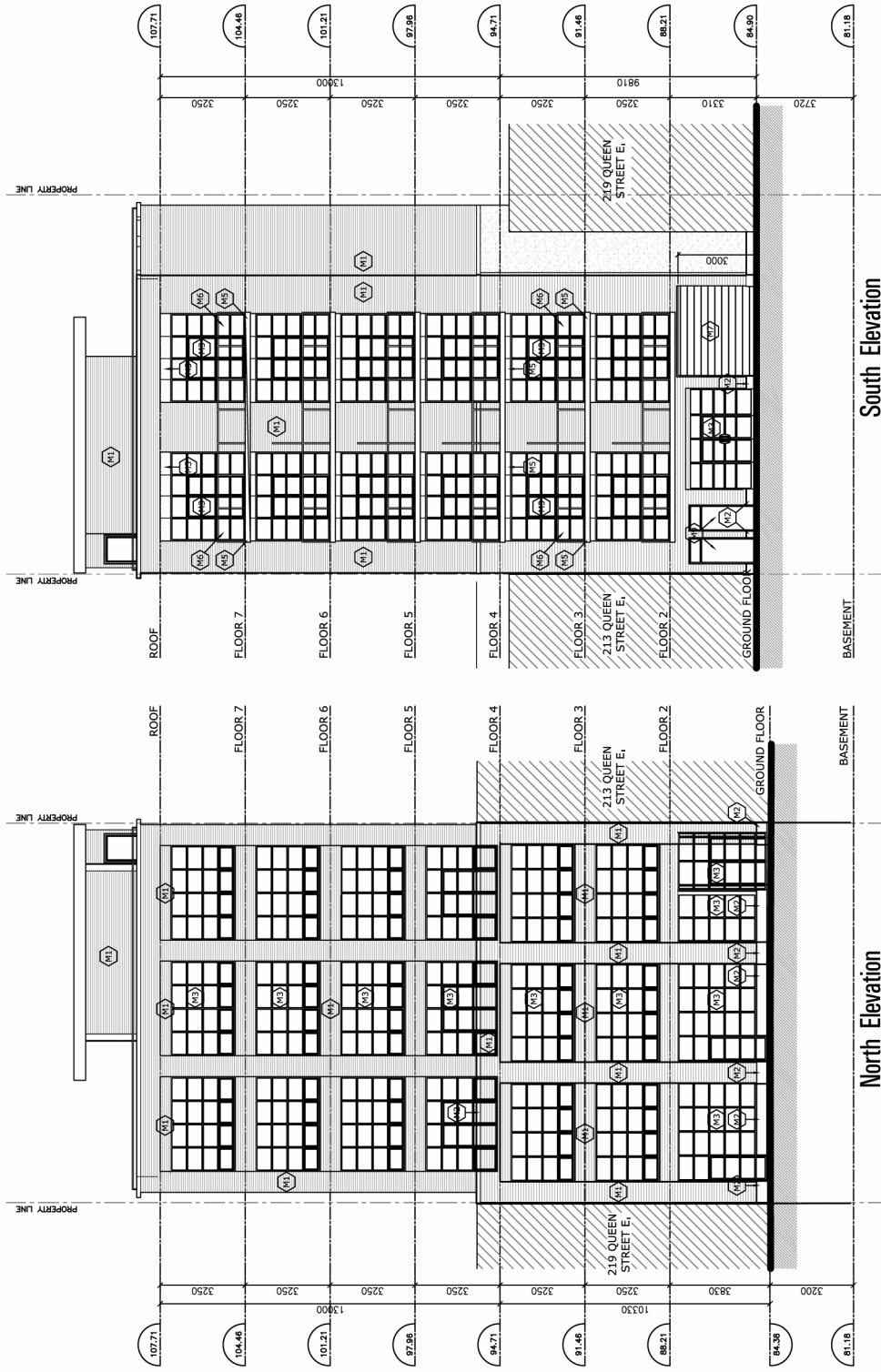
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11/21/06



213A - 215 Queen Street East

File # 06_162601

Attachment 2: Elevation



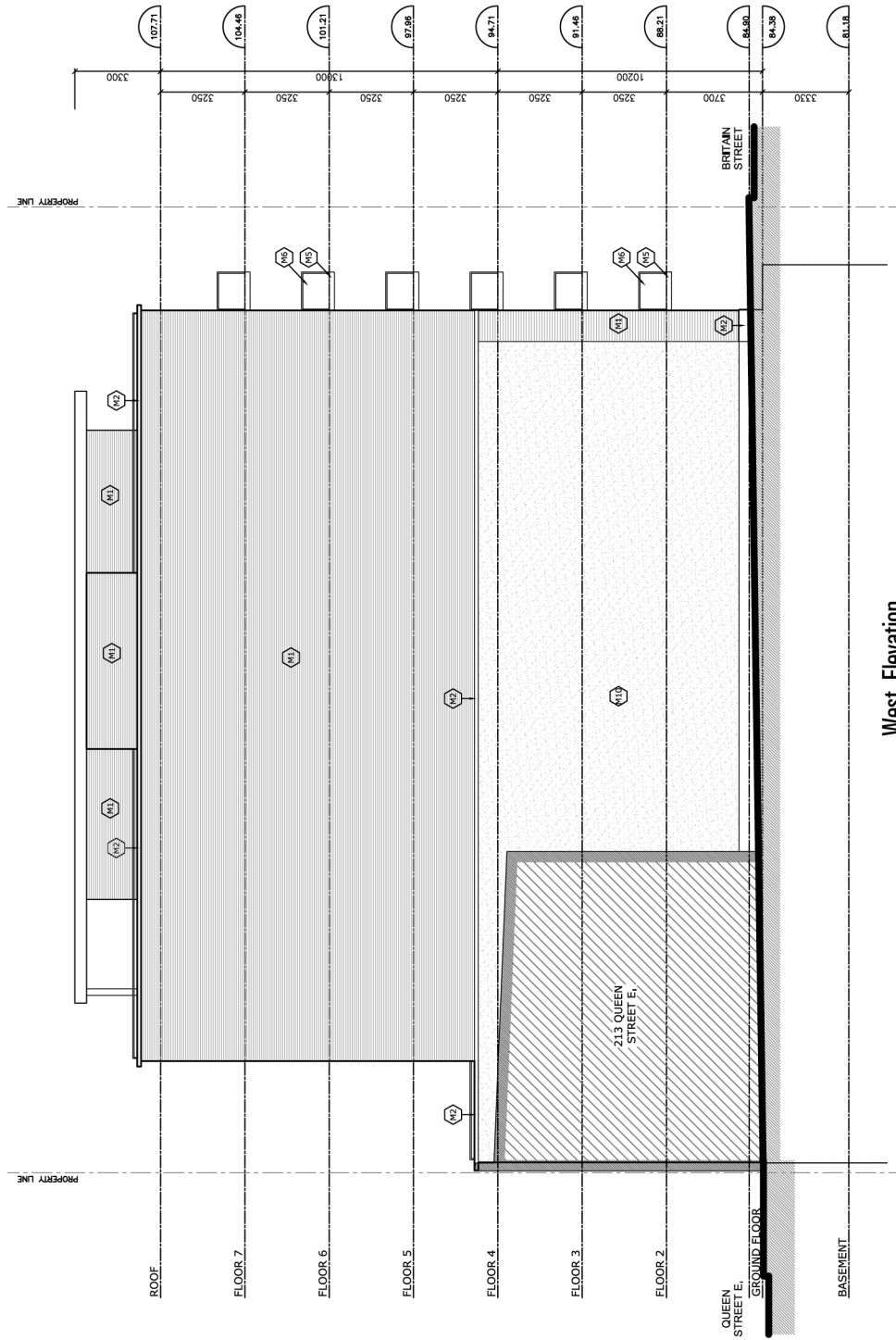
Elevations

Applicant's Submitted Drawing

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Attachment 3: Elevation



West Elevation

213A - 215 Queen Street East

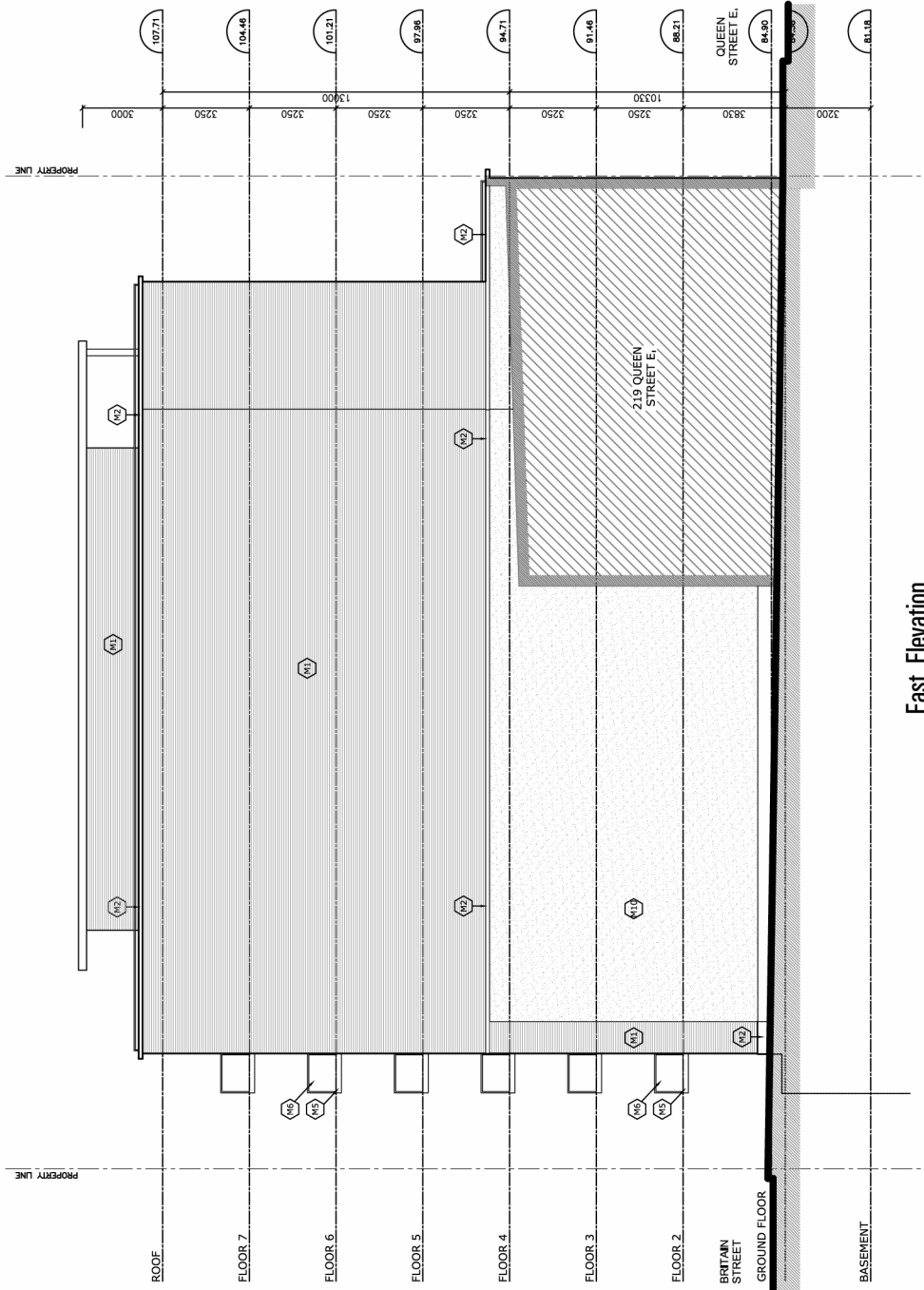
Elevations

Applicant's Submitted Drawing

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11/21/06

File # 06_162601

Attachment 4: Elevation



East Elevation

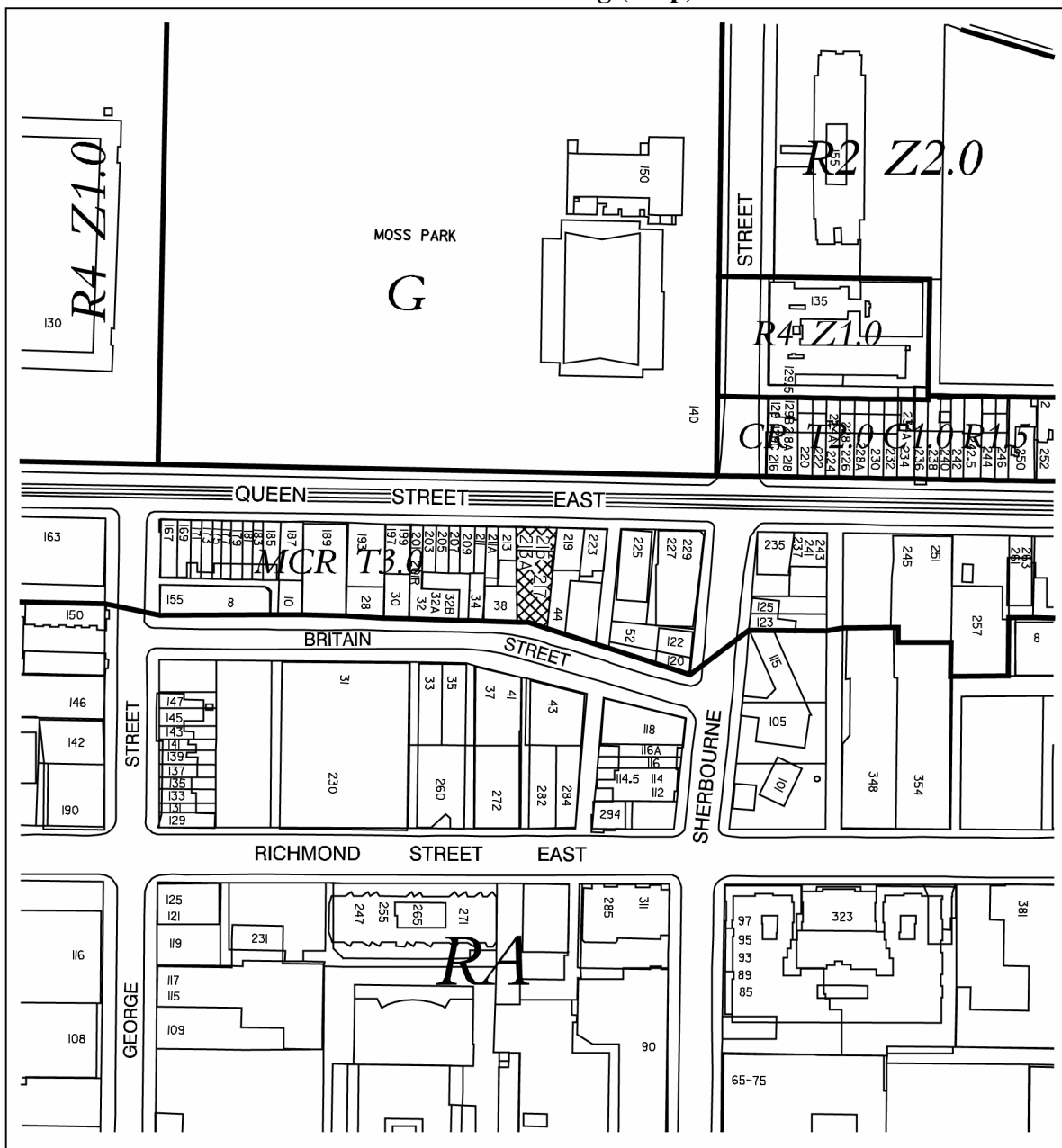
Elevations
213A - 215 Queen Street East

Applicant's Submitted Drawing

Not to Scale
 11/21/06

File # 06_162601

Attachment 5: Zoning (Map)



213A - 215 Queen Street East

File # 06_162601

- G Parks District
- R2 Residential District
- R4 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District
- RA Mixed-Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 11/21/06 - TA

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	06 162601 STE 28 OZ
Details	Rezoning, Standard	Application Date:	August 1, 2006

Municipal Address:	213 A QUEEN ST E, TORONTO ON
Location Description:	PL 14 PT LT6 **GRID S2807
Project Description:	Construct 7-storey mixed-use building with 29 dwelling units & retail at grade.

Applicant:

IBI GROUP BILL
DALTON

Owner:

QUEEN ST E INV. INC.

PLANNING CONTROLS

Official Plan Designation:	Site Specific Provision:
Zoning: MCR T3.0	Historical Status:
Height Limit (m): 16	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	456.1	Height:	Storeys:	7	
Frontage (m):	14.53		Metres:	24.2	
Depth (m):	34.76				
Total Ground Floor Area (sq. m):	422.98				Total
Total Residential GFA (sq. m):	2419.54		Parking Spaces:	0	
Total Non-Residential GFA (sq. m):	176.09		Loading Docks	1	
Total GFA (sq. m):	2595.63				
Lot Coverage Ratio (%):	92.7				
Floor Space Index:	5.69				

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	22
1 Bedroom:	7
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	29

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	2419.54	0
Retail GFA (sq. m):	176.09	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Kathryn Thom, Senior Planner
	TELEPHONE:	(416) 392-0759