

**Preliminary Report
Rezoning Application
125 The Esplanade**

Date:	December 19, 2006
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward No. 28 – Toronto Centre-Rosedale
Reference Number:	File No. 06 162241 STE 28 OZ

SUMMARY

This report provides preliminary information on an application for a temporary use by-law to permit the temporary relocation of the North St. Lawrence Market’s weekend markets to 125 The Esplanade while the North Market building redevelops.

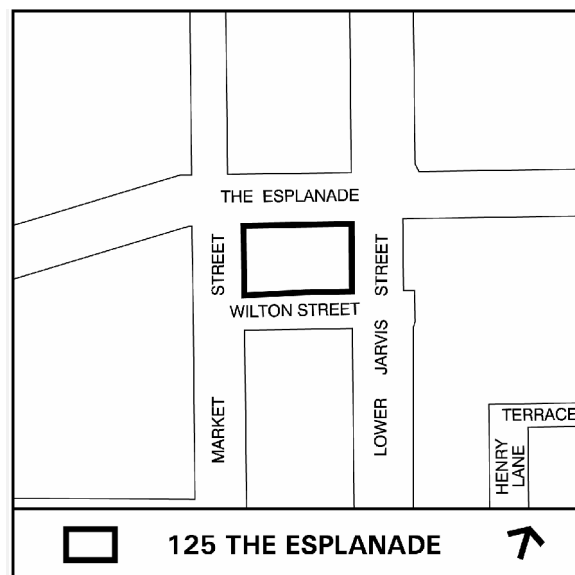
RECOMMENDATIONS

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

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



ISSUE BACKGROUND

The City of Toronto owns the site at 125 The Esplanade. The property is a 1,120 square metre parcel of land that occupies the block bounded by The Esplanade to the north, Wilton Street to the south, Market Street to the west and Lower Jarvis Street to the east. The site has had long-term use as a commercial parking lot operated by the Toronto Parking Authority (TPA), who leases the property from the Facilities and Real Estate Division.

At its meeting of July 30, 31 and August 1, 2002, City Council adopted Clause 14, Report 10 of the Administration Committee, entitled “Studying the Redevelopment of the St. Lawrence Market North building.” In so doing, City Council approved, in principle, the concept of redeveloping the St. Lawrence Market North property for a new Farmers’ Market, Antique Market and other uses.

Subsequently, in 2003 City Council mandated the formation of a Working Committee to prepare a vision of what could be built on the St. Lawrence Market North site. In addition to establishing development concepts and parameters for the North Market site, the Working Committee considered a number of locations for the temporary relocation of the Farmers’ and Antique Markets during the demolition and reconstruction of the North Market property. The Working Committee agreed that 125 The Esplanade was the most appropriate option.

Section 39 of the Planning Act permits Council to pass a by-law authorizing the temporary use of land, buildings or structures for any purpose that is otherwise prohibited by the Zoning By-law for a maximum period of three years, which may be renewed through future applications.

Proposal

The Facilities and Real Estate Division has applied for a Zoning By-law amendment in the form of a Temporary Use By-law to permit a pre-fabricated, one-storey temporary building at 125 The Esplanade for a period of less than three years. The proposed structure will not have a foundation or any permanent structural elements.

The temporary building is intended to house a Farmers’ Market on Saturdays and an Antique Market on Sundays, both of which currently operate out of the St. Lawrence North building located at the northwest corner of Front Street East and Jarvis Street. The City is proposing to demolish and redevelop the St. Lawrence Market North building. During the demolition and construction period, the Farmers’ and Antique Markets require a temporary location within which to operate.

The proposed temporary building is a one-storey (10-metre) pre-fabricated building with no foundation or any permanent structural or servicing elements. The total gross floor area of the proposed structure is 1,086 square metres. It is proposed that all services, including portable toilets, washing facilities and generators, will be brought onto the site.

The applicant is also proposing the temporary closure of Wilton Street between Lower Jarvis Street and Market Street in order to accommodate an encroachment of 1.07 metres into the

Wilton Street right-of-way by the proposed structure. The encroachment is being requested in order to allow for some outside storage of tables and equipment associated with the markets.

Site and Surrounding Area

The site occupies the block bounded by The Esplanade to the north, Wilton Street to the south, Market Street to the west and Lower Jarvis Street to the east. The TPA is currently leasing the property from the Facilities and Real Estate Division and operating it as a 40-space commercial parking lot. The following uses surround the site:

North: The St. Lawrence Market South Building is located on the north side of The Esplanade.

South: A commercial parking lot operates on the lot on the south side of Wilton Street (18 Lower Jarvis Street).

East: Crombie Park; a 6-storey mixed use building with residential units and retail uses at-grade, and St. Michael's School are located on the east side of Lower Jarvis Street.

West: The block on the west side of Market Street is comprised of several mid-rise mixed-use developments.

The site is located within the St. Lawrence Neighbourhood, which is a dynamic and historic district, comprised of a mix of office, residential and commercial uses.

Official Plan

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new Plan, in part, with modifications. The Minister's decision was appealed in its entirety. On July 6, 2006, most of the new Official Plan was brought into force, except for policies related to housing, Section 37 and floodplain special policy areas.

The Official Plan designates the site as Parks. Areas designated as Parks will be used primarily to provide public parks and recreational opportunities.

Section 5.1.5 of the Official Plan allows Council to enact temporary use by-laws to permit the temporary use of lands, buildings or structures for a purpose that is otherwise prohibited by the Zoning By-law and/or the Official Plan, pursuant to Section 39 of the Planning Act. The Official Plan states that temporary use by-laws may allow a use on a trial basis or for the temporary use of a building or property.

In order to enact a temporary use by-law, Council must be satisfied that the temporary use will:

- (i) maintain the long term viability of the lands for the uses permitted in the Official Plan and Zoning By-law;
- (ii) be compatible with adjacent land uses, or be made compatible through site mitigation;

- (iii) not have an adverse impact on traffic, transportation or parking facilities in the area; and be suitable for the site in terms of site layout, building design, accessibility, provision of landscaping, screening and buffering and available services.

Zoning

The site is zoned G (Park District), which permits uses that include public parks, public playgrounds, and golf courses.

The proposed temporary building is intended to house a retail use, specifically a Farmers' Market on Saturdays and an Antique Market on Sundays.

Site Plan Control

An application for Site Plan has not been filed but will be required.

Reasons for the Application

An Official Plan amendment is not required. The applicant has applied for a Zoning By-law amendment in the form of a Temporary Use By-law. In this case, the proposal is for a temporary use, as opposed to a use to be permitted on a trial basis.

A Zoning By-law amendment in the form of a Temporary Use By-law has been filed because the proposed one-storey, temporary retail building and use is not permitted in a G (Park District) zone. The applicant is proposing the temporary structure and use for three years or less.

COMMENTS

Issues to be Resolved

An initial review of the application has raised the following concerns:

- (i) the proposed temporary closure of Wilton Street between Lower Jarvis Street and Market Street and its traffic impacts;
- (ii) the proposed encroachment of the temporary structure into Wilton Street;
- (iii) how the site will function from an operations perspective, including loading; and
- (iv) screening and buffering of required servicing for the site, including portable toilets, hand washing stations, garbage storage/pick-up, and shipping and receiving.

The application has been circulated to City divisions for review. The circulation and community consultation may identify other issues that require resolution. Facilities and Real Estate Division staff have advised that they may revise the application to propose a slightly larger structure that would encroach in the Market Street right-of-way. If staff receive this revision, they will identify and assess any related issues through the circulation and review process

To support the application and to assist staff with their review of the proposal, studies and/or reports may be required and will be identified through the circulation and review process. Among others, a loading study and a stormwater strategy will be required.

CONTACT

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SIGNATURE

Gary Wright, Director
Community Planning, South District

T:33820141060 –tm

ATTACHMENTS

Attachment 1: Application Data Sheet

Attachment 2: Site Plan

Attachment 3: The Esplanade Elevation

Attachment 4: Wilton Street Elevation

Attachment 5: Market Street Elevation

Attachment 6: Lower Jarvis Street Elevation

Attachment 7: Official Plan

Application 8: Zoning

Attachment 1: Application Data Sheet

Application Type	Rezoning	Application Number:	06 162241 STE 28 OZ
Details	Rezoning, Temporary By-law	Application Date:	July 31, 2006

Municipal Address: 125 The Esplanade

Location Description: **GRID S2886

Project Description: Application for a Temporary Zoning By-Law to permit a one storey pre fab temporary building to be located at 125 The Esplanade for a period of under 3 years.

Applicant:	Agent:	Architect:	Owner:
CITY OF TORONTO (FACILITIES & REAL ESTATE DIVISION) CHUCK DONOHUE			CITY OF TORONTO (FACILITIES & REAL ESTATE DIVISION)

PLANNING CONTROLS

Official Plan Designation:	Parks and Open Space - Parks	Site Specific Provision:	515-76, 576-76, 677-76, 24-77, 478-78, 812-78, 116-82
Zoning:	G	Historical Status:	No
Height Limit (m):	17	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1120.4	Height:	Storeys:	1	
Frontage (m):	42.26		Metres:	10	
Depth (m):	27.3				
Total Ground Floor Area (sq. m):	1086.78				Total
Total Residential GFA (sq. m):	0		Parking Spaces:	0	
Total Non-Residential GFA (sq. m):	1086.78		Loading Docks	0	
Total GFA (sq. m):	1086.78				
Lot Coverage Ratio (%):	97				
Floor Space Index:	0.97				

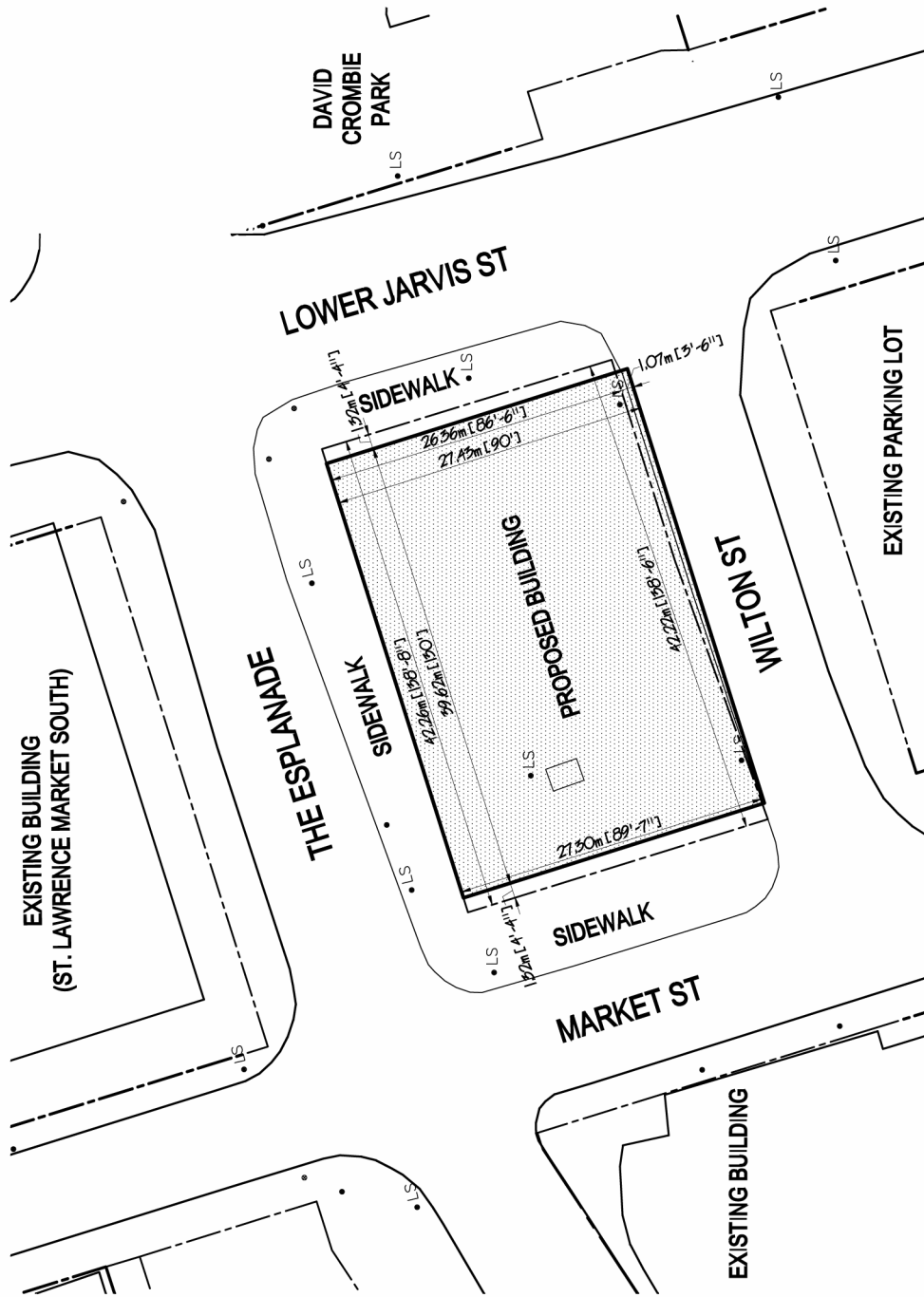
DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	1086.78	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

CONTACT: PLANNER NAME: Kyle Knoeck, Senior Planner
TELEPHONE: (416) 392-7215

Attachment 2: Site Plan



125 The Esplanade

Site Plan

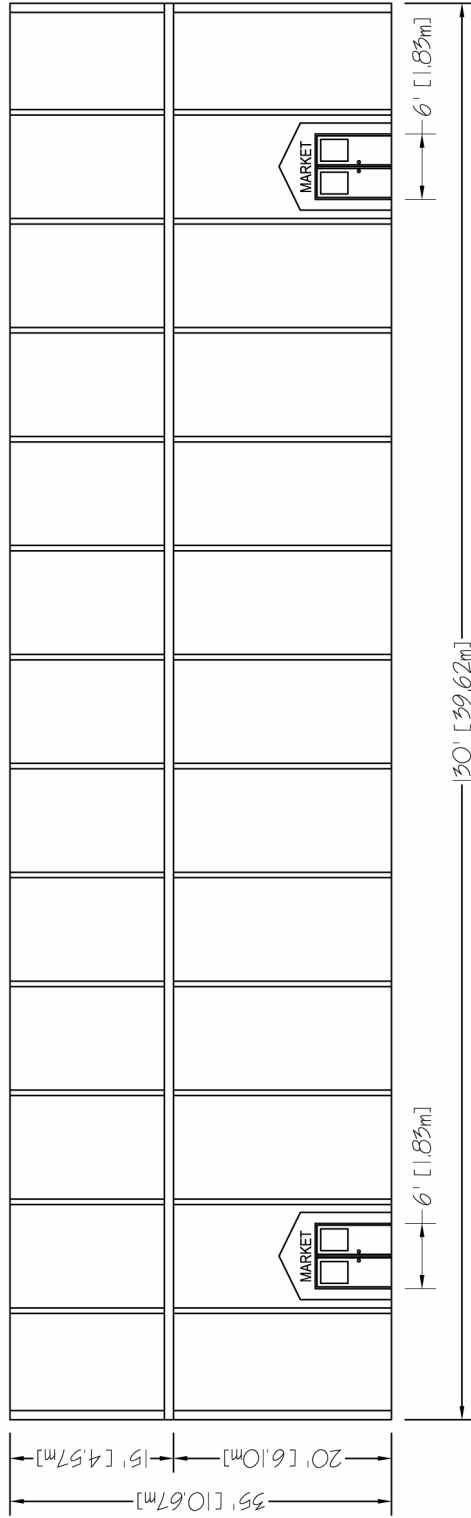
Applicant's Submitted Drawing

Not to Scale
10/17/06



File # 06_162241

Attachment 3: The Esplanade Elevation



The Esplanade Elevation

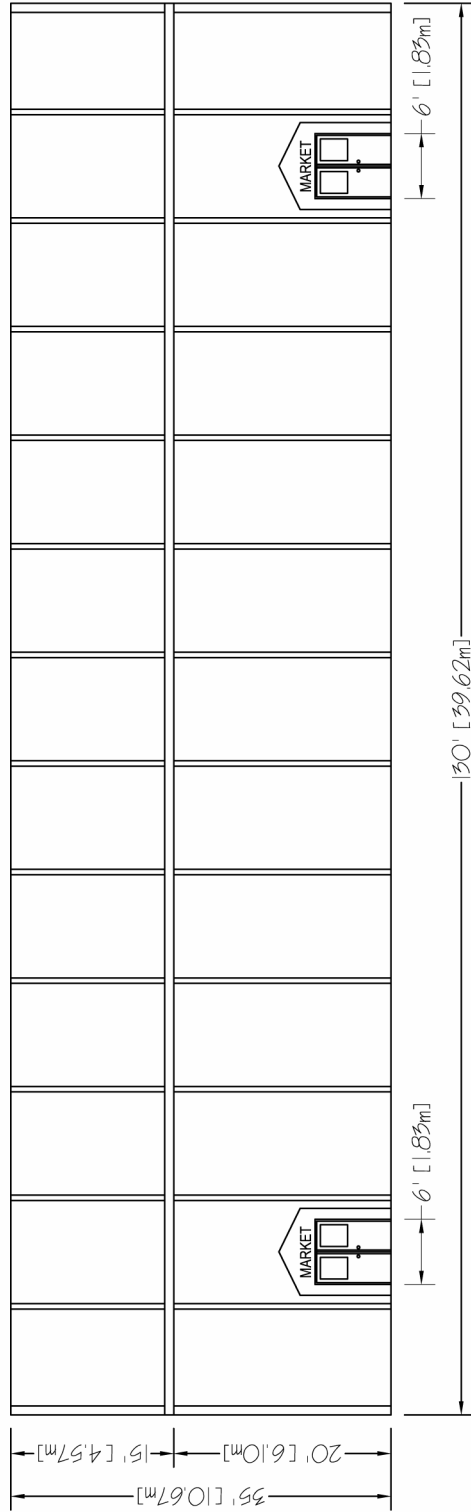
125 The Esplanade

Elevation
 Applicant's Submitted Drawing

Not to Scale
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Attachment 4: Wilton Street Elevation



Wilton Street Elevation

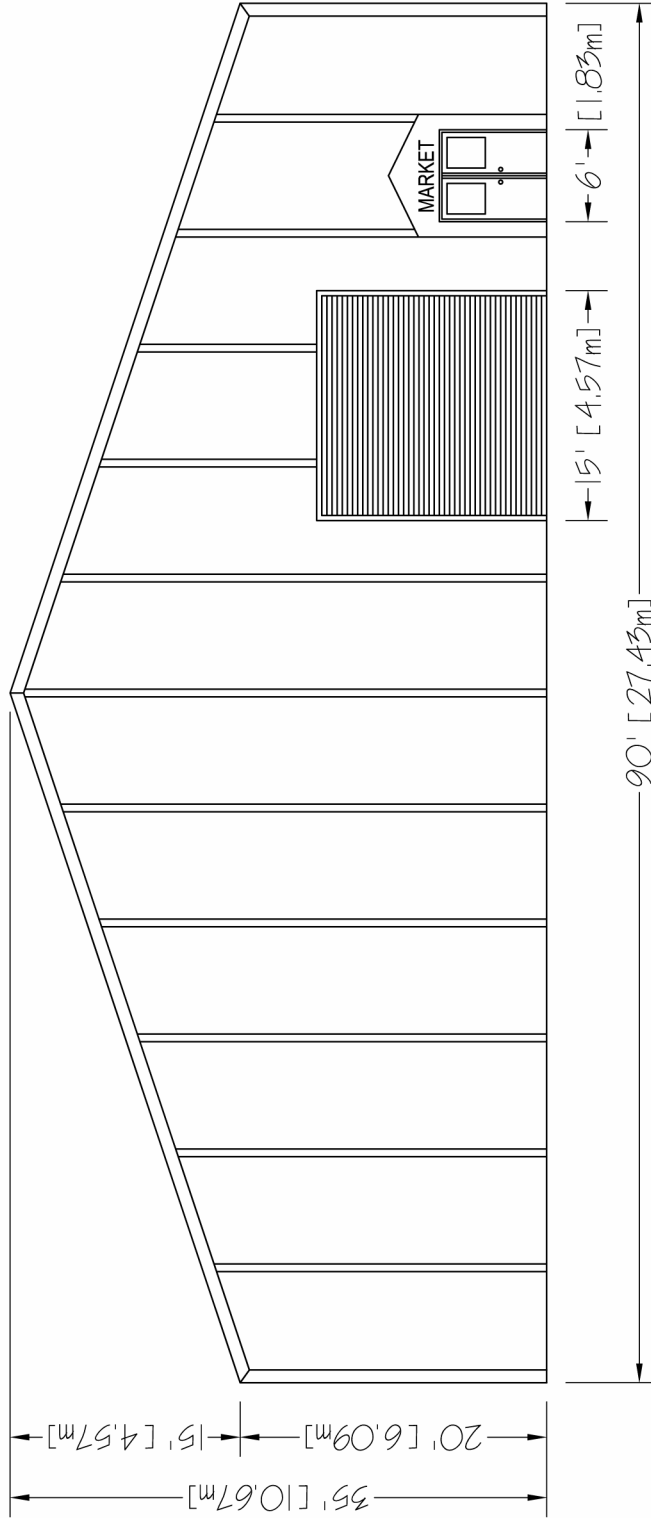
125 The Esplanade

Elevation
 Applicant's Submitted Drawing

Not to Scale
 10/17/06

File # 06_162241

Attachment 5: Market Street Elevation



Market Street Elevation

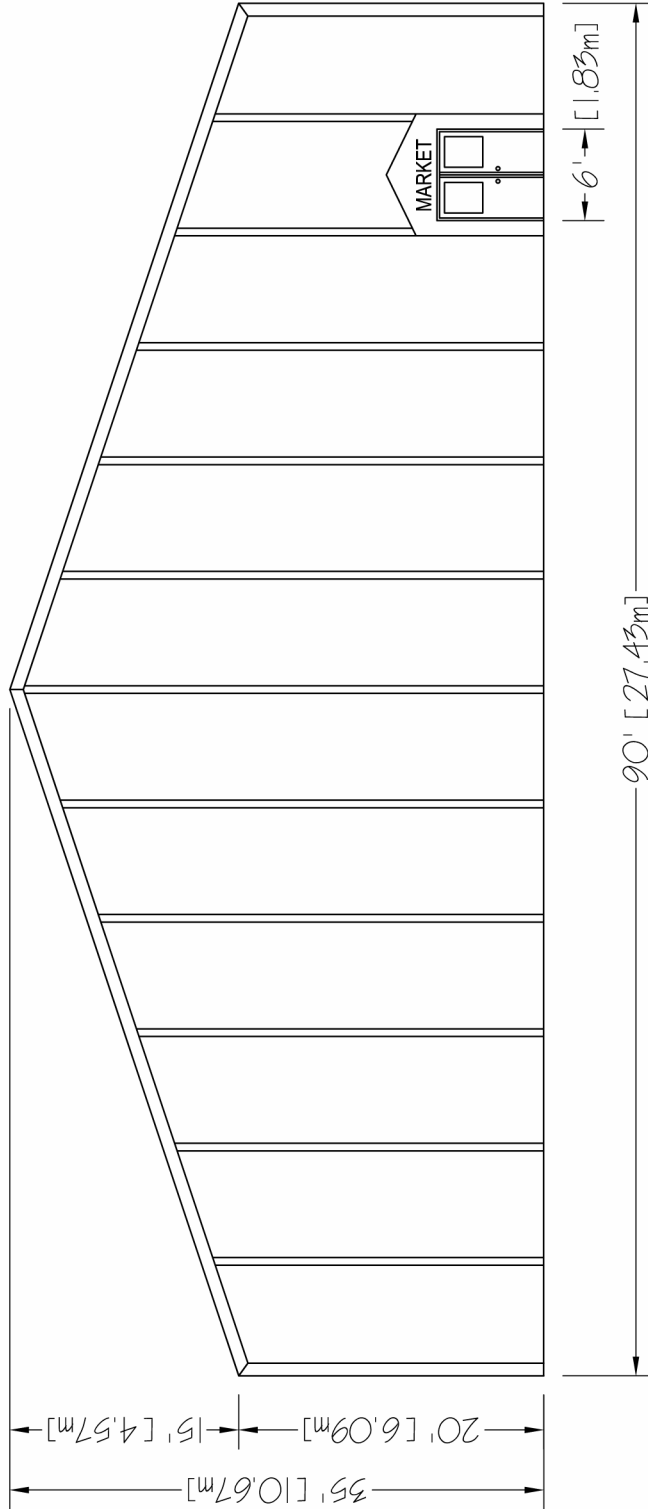
125 The Esplanade

Elevation
 Applicant's Submitted Drawing

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Attachment 6: Lower Jarvis Street Elevation



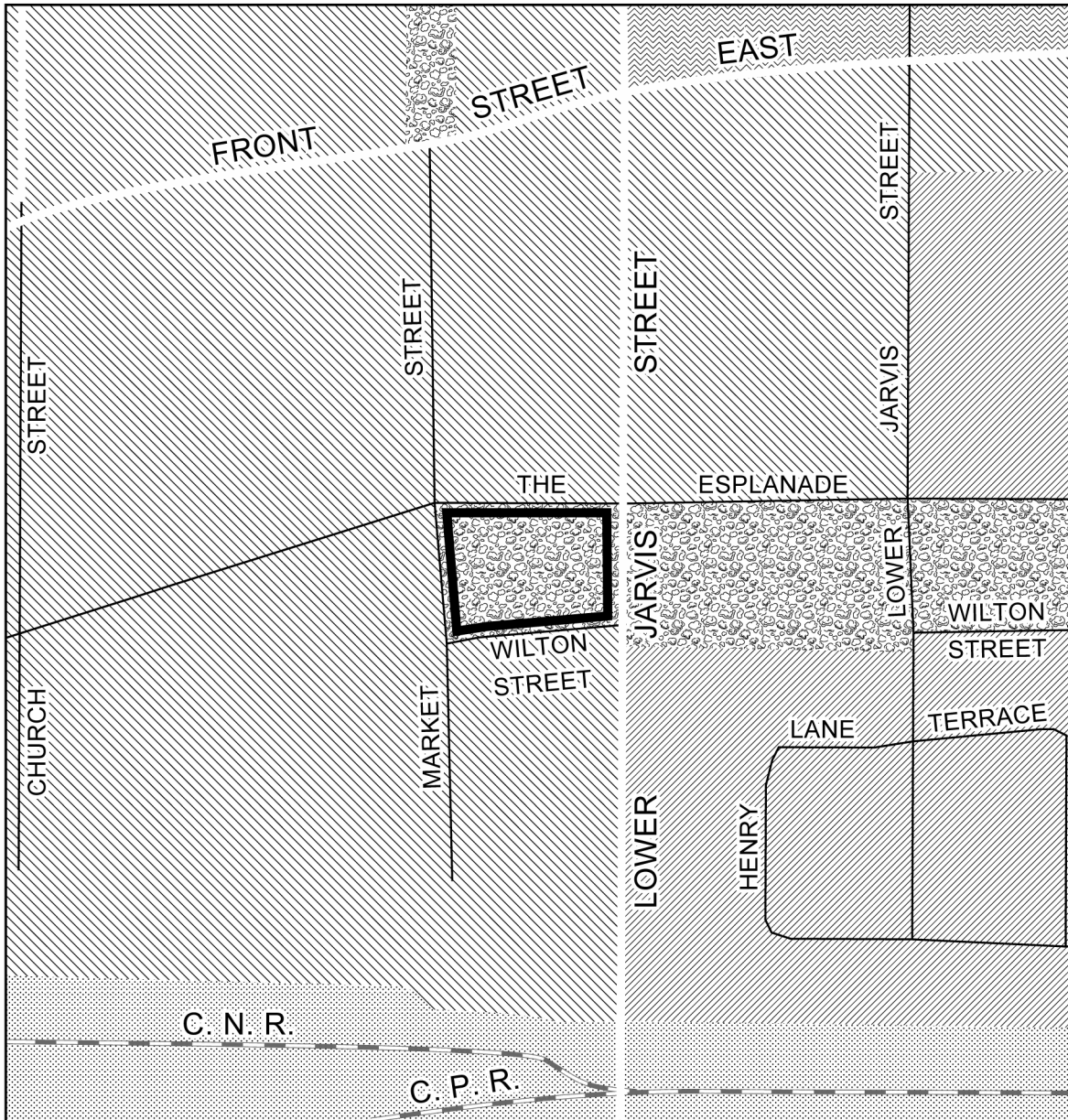
Lower Jarvis Street Elevation

125 The Esplanade

Elevation
 Applicant's Submitted Drawing
 Not to Scale
 10/17/06

File # 06_162241

Attachment 7: Official Plan (Map)



TORONTO City Planning Division
Official Plan

125 The Esplanade

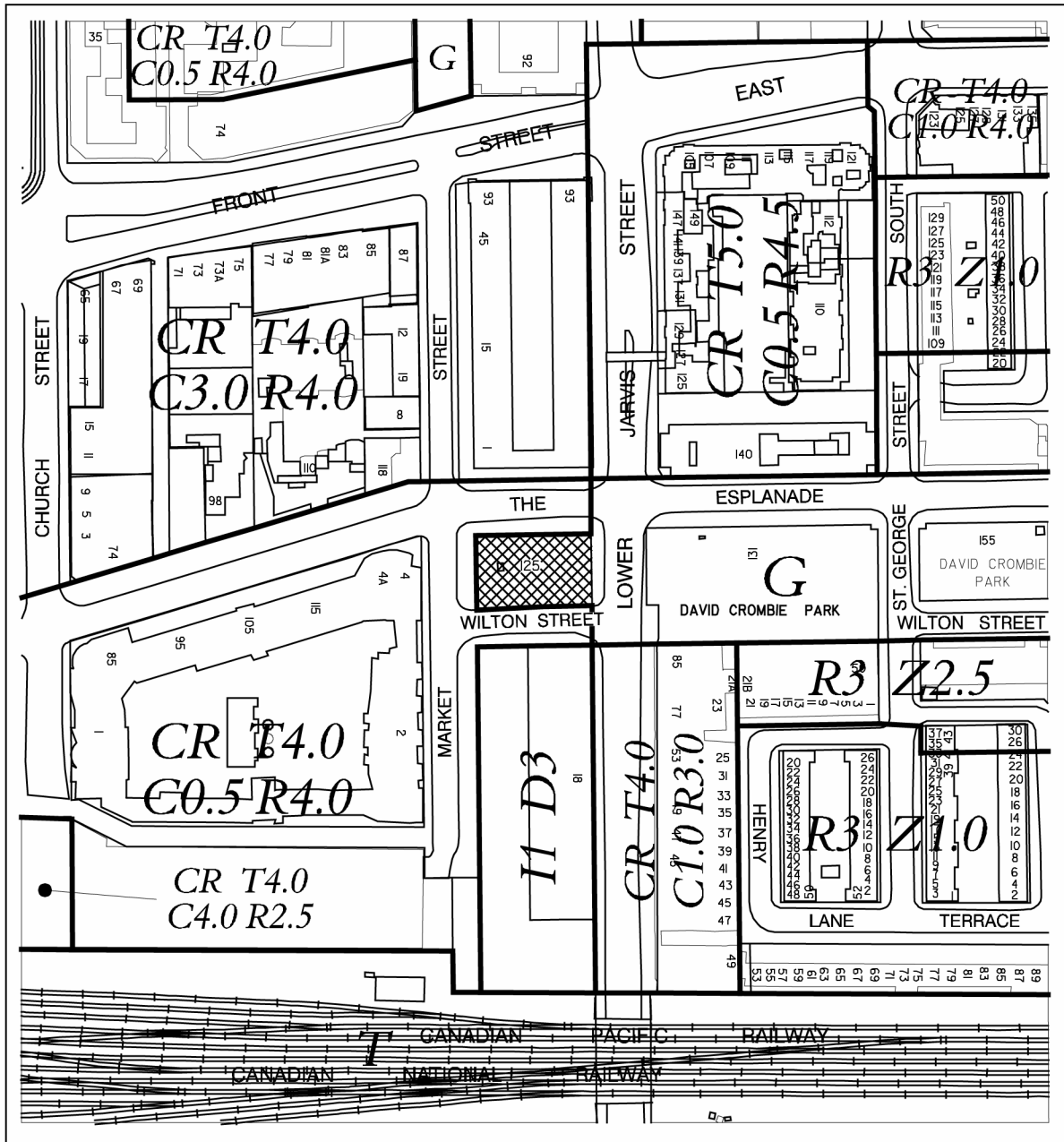
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-  Site
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks
-  Regeneration Areas
-  Utility Corridors



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Attachment 8: Zoning (Map)



125 The Esplanade

File # 06_162241

- G Parks District
- R3 Residential District
- CR Mixed-Use District
- I1 Industrial District
- T Industrial District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 10/17/06 - TA