

1864 to 1876 Queen Street East - Rezoning Application - Preliminary Report

Date:	December 17, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 32 – Beaches-East York
Reference Number:	07-272102 STE 32 OZ

SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes the construction of a 6 storey mixed-use building with underground parking at 1864 to 1876 Queen Street East.

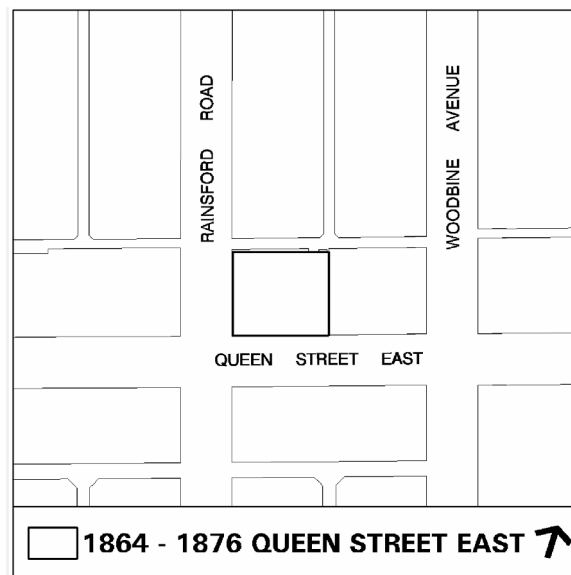
This report provides preliminary information on the above-noted application and seeks Community Council's direction on further processing of the application and on the community consultation process.

This application has been circulated to City departments and external agencies, where appropriate, for comment. Staff will hold a community consultation meeting in the first quarter of 2008. The target date assumes that applicant will provide all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends 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.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The proposed development consists of a mixed-use building with retail use at grade, 28 residential units and two levels of underground parking containing 49 parking spaces. The proposed building would be six storeys.

For further statistical information refer to the Application Data Sheet found at Attachment 5 of this report.

Site and Surrounding Area

The property is located on the north-east corner of Queen Street East and Rainsford Road. The development site runs east to include the seven properties east of Rainsford Road. The site is currently occupied by two mixed-use buildings and five detached houses.

To the north of the site is a low density neighbourhood. To the east, west and south are mixed-use buildings, generally with commercial uses at grade and residential uses above.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden.

Official Plan

The Official Plan designates the site *Mixed Use Area*, made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

Mixed Use Areas

The Plan provides a list of development criteria that include:

- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods* particularly during the spring and fall equinoxes;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- provide an attractive, comfortable and safe pedestrian environment;
- 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-unit residential development.

Avenues

The site is located on an Avenue, as shown on Map 2 – Urban Structure of the Official Plan.

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”, according to Section 2.2.3 of the Plan.

The Avenues will be transformed incrementally. They will change building-by-building over a number of years. The framework for new development on each Avenue will be established through an Avenue Study, resulting in appropriate zoning and design guidelines created in consultation with the local community. The zoning by-law will set out the mix of uses, heights, densities, setbacks and other zoning standards.

Section 2.2.3 Avenues: Reurbanizing Arterial Corridors (Policy 3.a) states that 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 applications on the Avenues prior to an Avenue Study are required to be accompanied by an Avenue Segment Study, which discusses the implications for the portion of the Avenue resulting from the proposed development and whether the proposed development would be setting a positive precedent for future development of the remainder of the Avenue.

As stated in the Official Plan, “Some of the Avenues already serve as “main streets” that are focal points for the local community with attractive and bustling sidewalks. There traditional “main street” Avenues

already have zoning in place to guide mixed use development in a way that fits with the neighbourhood...”. This portion of Queen Street East is such an Avenue.

This proposal will be reviewed against the policies described above as well as the policies of the Official Plan as a whole.

Zoning

The site is zoned MCR T2.0 C1.0 R2.0 in the former City of Toronto Zoning By-law 438-86. This is a mixed-use designation that permits development up to 2.0 times the area of the lot, of which a maximum of 1.0 times may be non-residential and a maximum of 2.0 times may be residential. The maximum permitted height is 12.0 metres.

Site Plan Control

The property is subject to site plan control. An application for site plan control has been submitted.

Tree Preservation

The development proposes the removal of 1 City owned tree that currently exists in a raised planter and 5 privately owned trees that are protected. Urban Forestry staff are currently reviewing the Arborist Report.

Reasons for the Application

The proposed development would exceed the permitted density of 2 times the area of the lot with a proposed density of 3.9 times the area of the lot. The proposed building would exceed the permitted height of 12 metres with a proposed height of 19.88 metres. The application is currently being reviewed by Toronto Building who will provide a full list of areas of non-compliance.

COMMENTS

Toronto Green Development Standard

The applicant has advised that it is their intention to seek LEEDS (Leadership in energy and environmental design) certification for the proposed building. A waste separation system is proposed to ensure full waste diversion in accordance with City programs. The applicant also proposes a green roof, water and energy efficient appliances and fixtures, energy efficient HVAC systems, individual metering of units, passive solar energy features, car sharing and environmentally efficient demolition and construction techniques.

Avenue Study

An Avenue Segment Study has not been submitted to date. The lands on Queen Street East to the south of the development site were redevelopment in the 1990’s with four storey mixed-use buildings as part of what is known as the Greenwood Racetrack Re-development. With the exception of the subject site and one neighbouring site, there do not appear to be any opportunities for significant redevelopment in the area. As such, the applicant will be directed to do an Avenue Segment Study with a limited scope.

Issues to be Resolved

Staff have had a pre-application meeting with the applicant, at which time a number of concerns were expressed. The applicant has addressed those concerns.

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

CONTACT

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SIGNATURE

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

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ATTACHMENTS

Attachment 1: Site Plan

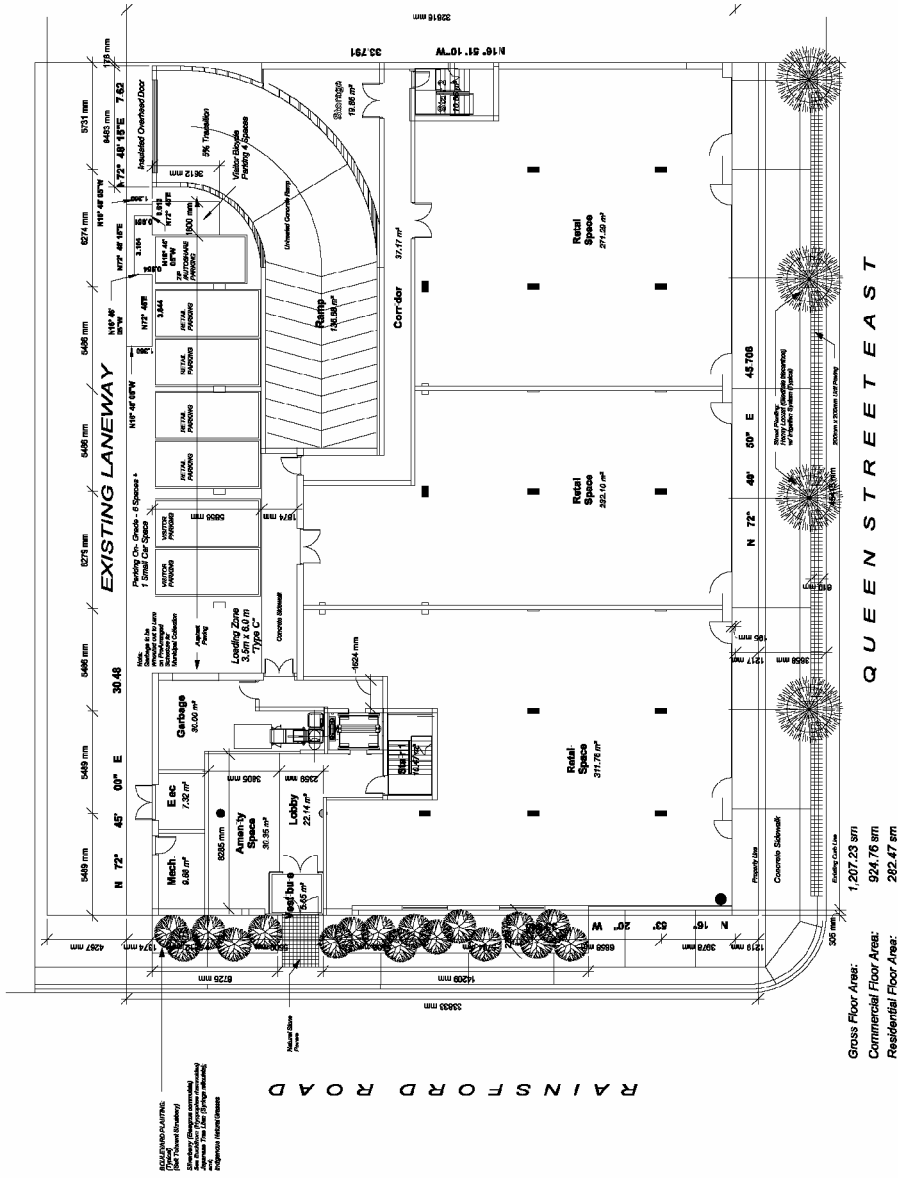
Attachment 2: Elevation – Queen Street East

Attachment 3: Elevation – Rainsford Road

Attachment 4: Zoning

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

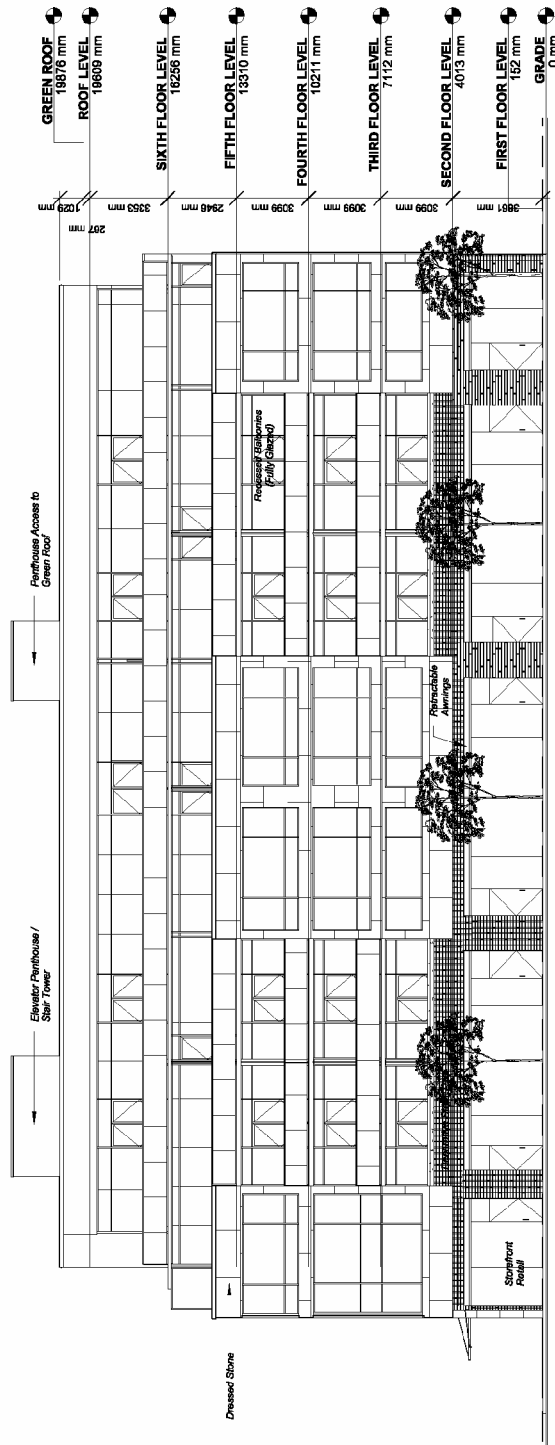
Not to Scale
11/25/07



1864 - 1876 Queen Street East

File #07_272100

Attachment 2: Queen Street East Elevation



Queen St East

South Elevation

1864 - 1876 Queen Street East

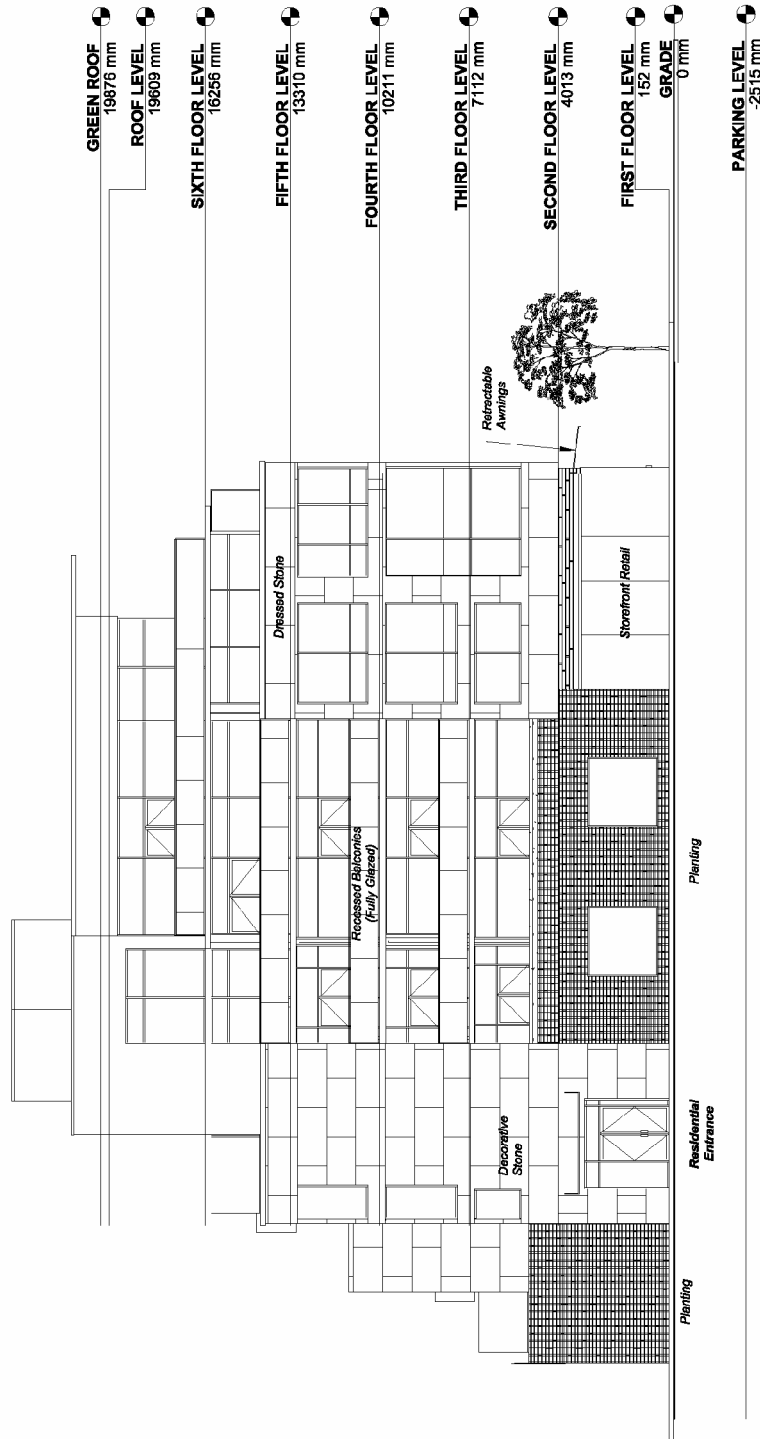
Elevations

Applicant's Submitted Drawing

Not to Scale
11/25/07

File # 07_272100

Attachment 3: Rainsford Road Elevation



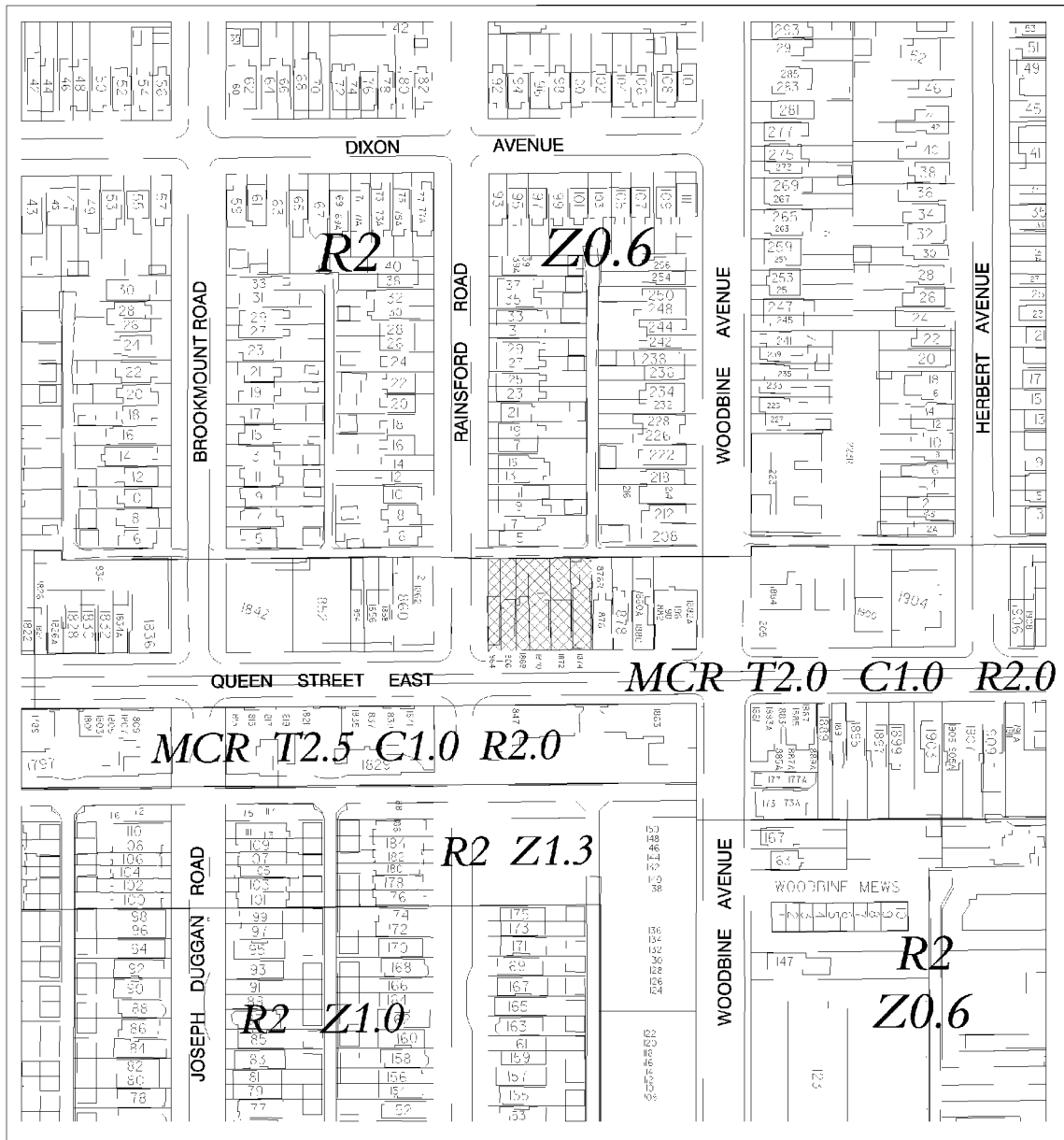
R A I N S F O R D R O A D
West Elevation

1864 - 1876 Queen Street East

Elevations
Applicant's Submitted Drawing
Not to Scale
11/25/07

File # 07_272100

Attachment 4: Zoning



1864 - 1876 Queen Street East

File # 07_272100

MCR Mixed Commercial Residential
R2 Residential Zone



Not to Scale
Zoning By-law 438-86 as amended
Extracted 11/25/07 - jc

Attachment 5: Project Data Sheet

Application Type	Rezoning	Application Number:	07-272102 STE 32 OZ
Details	Rezoning, Standard	Application Date:	October 22, 2007

Municipal Address: 1864 to 1876 QUEEN ST E
 Location Description: PL 816 PT LT24 **GRID S3208
 Project Description: Proposal to construct 6 sty condo with 1 level of below grade parking and commercial on ground floor. 28 Residential Units. 1864, 1866, 1868, 1870, 1872, 1874, 1876 Queen St E. Also see Site Plan – 07-272100

Applicant:	Agent:	Architect:	Owner:
RICHARD ZIEGLER			FRANK RIEDEL

PLANNING CONTROLS

Official Plan	Mixed Use	Site Specific Provision:	NA
Designation:		Historical Status:	NA
Zoning:	MCR T2.0 C1.0 R2.0	Site Plan Control Area:	Y
Height Limit (m):	12		

PROJECT INFORMATION

Site Area (sq. m):	1538.09	Height:	Storeys:	6	
Frontage (m):	45.708		Metres:	19.9	
Depth (m):	33.846				
Total Ground Floor Area (sq. m):	1207.28				Total
Total Residential GFA (sq. m):	5003.45		Parking Spaces:	49	
Total Non-Residential GFA (sq. m):	924.79		Loading Docks	1	
Total GFA (sq. m):	5928.24				
Lot Coverage Ratio (%):	78.5				
Floor Space Index:	3.854				

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	28
3 + Bedroom:	0
Total Units:	28

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Residential GFA (sq. m):	5003.45		5003.45	0
Retail GFA (sq. m):	924.79		924.79	0
Office GFA (sq. m):	0		0	0
Industrial GFA (sq. m):	0		0	0
Institutional/Other GFA (sq. m):	0		0	0

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