

301 – 317 Queen Street East - Official Plan Amendment and Zoning Amendment Application - Preliminary Report

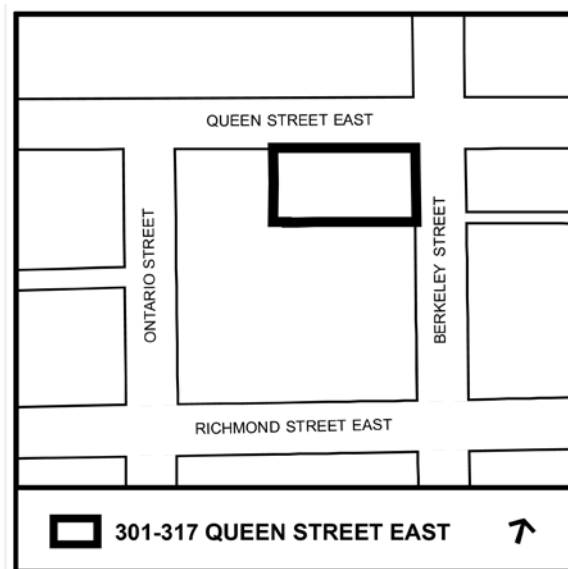
Date:	August 17, 2016
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	16 161250 STE 28 OZ

SUMMARY

This application proposes a 25-storey tower on the site southwest of Queen Street East and Berkeley Street. The proposal consists of: 206 residential dwelling units; 1,838 square metres of non-residential uses; 98 vehicular parking spaces within a 6-level underground parking garage; and 231 bicycle parking spaces. The Berkeley Church building at the eastern portion of the site is proposed to be retained as part of this proposal.

The Official Plan amendment is required to permit a tall building that is not mutually compatible and complementary to the existing built form character and scale along this section of Queen Street East in the King-Parliament Secondary Plan. The Zoning By-law amendment is required for relief from various standards including overall building height, base building height, angular plane along Queen Street East, maximum density and number of parking spaces.

City Planning staff is not in support of the proposal in its current form as the site is not a tall building site. A community consultation meeting has been scheduled



for September 8, 2016. This report provides preliminary information on the above-noted application and seeks Community Council's directions on further reporting on the application.

RECOMMENDATIONS

The City Planning Division recommends that:

1. The Director, Community Planning, Toronto and East York District report back to the Toronto and East York Community Council in the fourth quarter of 2016 on the results of the community consultation meeting and staff recommendations for the Official Plan Amendment and Rezoning application respecting 301-317 Queen Street East, should the application not be substantially revised, in order to address issues raised in this report (August 17, 2016).

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There had been no *Planning Act* applications submitted on this site within the last 5 years.

Pre-Application Consultation

On March 21, 2016, a pre-application consultation meeting was held with the applicant to discuss complete application submission requirements. The applicant presented a proposal similar to the submitted application. City Planning staff indicated the site is within a section of Queen Street East designated Mixed Use Area 'D' in the King-Parliament Secondary Plan. The introduction of a tall building on this section of Queen Street East is not compatible and complementary to the existing built form character and scale of the area.

On April 11, 2016, City Planning staff issued a letter to the proponents confirming staff's position.

ISSUE BACKGROUND

Proposal

The applicant is proposing to redevelop the site to construct a 25-storey mixed use building (87.95 metres including the mechanical penthouse). The Berkeley Church building, a 1-storey building at the eastern portion of site is to remain as part of this redevelopment. The application proposes a gross floor area of 16,483.1 square metres, of which: 14,645 squares metres is residential space; and 1,838 square metres is non-residential space consisting of a mixture of retail and office uses.

The proposed tall building's tower floor plate, setbacks and stepbacks are summarized in the following table:

Tower Floor Plate (sq.m.)	644	
Setbacks from Property Line (m.)	North (Queen Street East)	0 – 2.7
	East (from Berkeley Church Building)	6
	South	2.5
	West	0
Stepbacks from Property Line (m.)	North (Queen Street East)	6.7 after 4 th storey
	East (from Berkeley Church Building)	6 after 4 th storey
	South	3.5 after 4 th storey
	West	5.5 after 4 th storey

A total of 206 residential dwelling units are proposed, consisting of: 110 one bedroom units (53.3%); 72 two bedroom units (35%); and 22 three bedroom units (11.7%).

Indoor amenity space of 423 square metres and outdoor amenity space of 302 square metres are proposed on the 5th storey of the tower. The Zoning By-law requirement is 2 square metres for each of indoor and outdoor amenity space be provided per residential unit. This standard translates to 412 square metres of indoor amenity space and 412 square metres of outdoor amenity space for the 206 residential unit proposal.

Pedestrian accesses to the residential and retail components of the development are proposed from Queen Street East. Pedestrian accesses to the Berkeley Church building is to remain on Queen Street East and proposed along the north-south private exterior 'courtyard' between the tall building proposal and the Berkeley Church building. The pedestrian sidewalk rights-of-way are proposed to have an approximate width of 3.2 metres along Queen Street East and approximately 3.7 metres along Berkeley Street.

Vehicular access is proposed from a private rectangular parcel with frontage and access onto Berkeley Street. The application proposes a 6-level underground parking garage that accommodates 86 resident and 12 visitor spaces. A Type 'G' loading space is proposed for the development to be accessed from the private parcel. Bicycle parking is proposed in the underground levels and ground floor, consisting of 206 resident and 25 visitor parking spaces (refer to Attachment 6: Application Data Sheet).

Site and Surrounding Area

The site is a rectangular sized parcel with frontage on Queen Street East to the north and Berkeley Street to the east. The site consists of 4 properties:

- 301 Queen Street East: a 3-storey mixed use building with a residential unit;
- 305 Queen Street East: a vacant parcel;
- 311 Queen Street East: a 3-storey mixed use building; and

- 315-317 Queen Street East: the 3-storey Berkeley Church building currently used as an event space, a designated building under Part IV of the *Ontario Heritage Act* under By-law 070-97 and included in the City's Heritage Register.

The surrounding uses are as follows:

North: On the north side of Queen Street East are the Moss Park Apartments comprised of three 15 storey residential buildings. Northwest of the site are Seaton Street and a row of 2 to 3-storey mixed use buildings at 216-252 Queen Street East – where most of the buildings are included in the City's Heritage Register and some are designated under Part IV of the *Ontario Heritage Act*. Northeast of the site are Berkeley Street and two rows of 2 to 3-storey mixed use buildings at 310-346 Queen Street East.

East: On the east side of Berkeley Street are: a 5-storey mixed use building at 319 Queen Street East; a row of 2-storey mixed use buildings at 323-337 Queen Street East; a 3-storey mixed use building at 339 Queen Street East; an east-west City-owned laneway; two semi-detached 2-3 storey mixed use buildings at 135-141 Berkeley Street; and a 3-storey office building at 133 Berkeley Street.

South: A privately owned vacant parcel; a 10-storey apartment building at 132 Berkeley Street; and two semi-detached residential buildings at 118 and 120 Berkeley Street.

West: A 2-storey commercial building at 297-299 Queen Street East; a row of 3-storey mixed use buildings at 287 295 Queen Street East. Southwest are: two 1-storey auto repair facilities at 107-111 Ontario Street; and a 9-storey residential building at 101 Ontario Street. Further across Ontario Street is 1-storey auto repair facility at 285 Queen Street East. The property at 285 Queen Street East, along with all the properties bordered by Ontario Street, Queen Street East, McFarrens Lane and Richmond Street East are subject to an Official Plan and Zoning By-law amendment application to permit a 3-tower mixed use redevelopment, file no. 16 118638 STE 28 OZ.

Planning Act, Provincial Policy Statement and Provincial Plans

Section 2 of the *Planning Act* sets out matters of provincial interest, which City Council shall have regard to in carrying out its responsibilities. The matters include: the orderly development of safe and healthy communities; the adequate provision of a full range of housing; the conservation of features of significant architectural, cultural, historical and archaeological or scientific interest; and the appropriate location of growth and development.

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and

protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. In this regard, the Official Plan is the most important vehicle for the implementation of the PPS. City Council's planning decisions are required, by the *Planning Act*, 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, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the *Planning Act*, the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan places the site within the *Downtown and Central Waterfront* on Map 2 – Urban Structure. The *Downtown* is a growth area and will continue to evolve as a healthy and attractive place to live and work. However, growth is not envisioned to spread uniformly throughout the *Downtown*.

Section 4.7 provides policy direction on the *Regeneration Areas* designation for the site as identified on Map 18 – Land Use Plan. *Regeneration Areas* are unique areas of the City where a mixture of uses is encouraged and where strategies and a framework for development shall be "tailor-made" based on the specific policies of the Secondary Plan.

Section 3.1.2 – "Built Form" directs new development to fit within the existing and/or the planned context of the neighbourhood. In particular, Policy 3 requires new development to be massed to fit harmoniously into its existing and/or planned context by creating appropriate transitions in scale to neighbouring buildings, providing for adequate light and privacy and framing adjacent streets and open spaces in a way that respects the street proportion. Policy 4 requires new development to be massed to define edges of streets, parks and open spaces at good proportion. Taller buildings will be located to ensure there is adequate access to sky view. Policy 5 requires new development to provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians.

Section 3.1.3 – "Built Form – Tall Buildings" provides policy direction for tall buildings. Policy 2 requires tall building proposals to address key urban design considerations that include: demonstrating how the proposed building and site design will contribute to and reinforce the overall City structure; taking into account the relationship of the site to the topography and other tall buildings; and providing high quality, comfortable and usable publicly accessible open space areas.

Section 3.1.5 – "Heritage Conservation" provides policy direction on the conservation of heritage properties in the City's Heritage Register and on development adjacent to heritage properties. Policy 4 states that properties on the Heritage Register will be conserved and maintained. Policy 5 requires proposed alterations or development on or adjacent to a property on the Heritage Register to ensure the integrity of the heritage property's cultural heritage value and attributes will be retained. Policy 6 encourages the adaptive re-use of properties on the Heritage Register and consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada. Policy 26 requires new construction on, or adjacent to a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

Section 5.6 – "Interpretation" provides guidance on the understanding and interpretation of the Official Plan. Policy 1 indicates the Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. Further, Section 1.5 – 'How to Read the Plan' indicates the Official Plan is a comprehensive and cohesive whole. The Official Plan can be accessed at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=03eda07443f36410VgnVCM10000071d60f89RCRD>

King-Parliament Secondary Plan

The site is within the boundary of the King-Parliament Secondary Plan. The main objective of the Secondary Plan is to encourage reinvestment in the area for a mixture of uses that reinforces the historic built form and public realm, while ensuring growth is mutually compatible and complementary to the existing built form character and scale of the area.

The portion of the site fronting on Queen Street East is designated *Mixed Use Area 'D'* (Queen Street) on Map 15-1 – Land Use Plan. Lands designated *Mixed Use Area 'D'* consists of a wide range of low-rise building types, where a mixture of street-related retail, residential and institutional uses are permitted (refer to Attachment 4a: King-Parliament Secondary Plan – Land Use Plan).

The built form policies are provided in Section 3 – "Urban Structure and Built Form" of the Secondary Plan. New development shall: provide adequate light, view and privacy to neighbouring properties; achieve a compatible relationship with its built form through height, massing, scale, setbacks, roof line and profile and architectural character and expression; provide appropriate proportional relationships to adjacent streets to minimize wind and shadowing impacts; and provide streetscape and open space improvements.

Policy direction on heritage conservation are provided in Section 4 – "Heritage and Community Improvement" of the Secondary Plan. Heritage buildings are identified as essential elements of the physical character in the King-Parliament area. New buildings should achieve a compatible relationship with heritage buildings in their context through

consideration of such matters as building height, massing, scale, setbacks, roof line and profile and architectural character and expression.

This application will be reviewed against all policies of the Secondary Plan, which can be accessed at: <https://www1.toronto.ca/planning/15-king-parliament.pdf>

King-Parliament Urban Design Guidelines

The King-Parliament Urban Design Guidelines provides urban design direction to the policy intent of the King-Parliament Secondary Plan. The site fronts on Berkeley Street, identified as a "Special Street", where redevelopment shall have a continuous residential setback from the street (refer to Attachment 4b: King-Parliament Secondary Plan – Areas of Special Identity).

This application is being reviewed against the King-Parliament Urban Design Guidelines, which can be accessed at:

https://www1.toronto.ca/city_of_toronto/city_planning/community_planning/files/pdf/14kingparliament.pdf

King-Parliament Community Improvement Plan

The purpose of the King-Parliament Community Improvement Plan (CIP) is to complement the policies of the King-Parliament Secondary Plan by providing a framework for the improvement of public lands within the King-Parliament area. Queen Street East is identified as a "Significant Street" where additional attention to its long-term physical improvement shall be sought. The King-Parliament CIP can be accessed at: http://www1.toronto.ca/City%20of%20Toronto/City%20Planning/Community%20Planning/Files/pdf/1/1997_KP_CIP.pdf

Zoning

Under Zoning By-law 438-86, the site is zoned MCR T3.0 "Mainstreet Commercial Residential", with a height limit of 16 metres. This zone permits a range of uses including residential, retail and office uses. The maximum density is 3 times the lot area. The site is subject to certain permission and exception provisions, including: prohibition of a commercial parking garage use; a base building height of 16 metres with a subsequent angular plane of 44 degrees along Queen Street East; and a building height of up to 12 metres between the street limit to a lot depth of 12 metres along Berkeley Street. The height limit, angular plane and density standards of the Zoning By-law implements the policy direction articulated in the Official Plan and King-Parliament Secondary Plan for this section of Queen Street East.

On May 9, 2013, City Council enacted city-wide Zoning By-law 569-2013. *Planning Act* applications submitted after May 9, 2013 are subject to the new Zoning By-law. The western portion of the site is zoned CR 3.0 (c3.0; r3.0) SS2 (x2104) and the eastern portion of the site is zoned CR 3.0 (c3.0; r3.0) SS2 (x2171). The height limits, range of uses, and site specific permission and exception provisions are carried over from Zoning By-law 438-86 (refer to Attachment 5: Zoning).

TOcore

On December 9, 2015, City Council adopted a staff report entitled 'TOcore: Planning Toronto's Downtown – Phase 1 – Summary Report and Phase 2 Directions'. The report outlined the deliverables of TOcore which will be a renewed planning framework through a Downtown Secondary Plan and a series of infrastructure strategies. The work for TOcore began on May 13, 2014 when Toronto and East York Community Council adopted a staff report regarding 'TOcore: Planning Toronto's Downtown', along with a related background document entitled 'Trends and Issues in the Intensification of Downtown'.

TOcore is looking at how Toronto's Downtown should grow, with both a renewed planning framework and the necessary physical and social infrastructure to remain a great place to live, work, learn, play and invest. TOcore is in its second phase, which involves drafting policies, plans and strategies. Reports to Toronto and East York Community Council are targeted by the end 2016 on the results of the second phase and the next steps of implementation.

As a component of TOcore's second phase, a Final Report for the City-initiated Official Plan and Zoning By-law amendments to update setback requirements for tall buildings in the *Downtown* is currently before Toronto and East York Community Council. The Official Plan and Zoning By-law amendments seeks to reinforce minimum tall building setback and separation distance requirements to ensure that future growth positively contributes to the liveability, sustainability and health of *Downtown*.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts.

Policy 1 in Section 5.3.2 – 'Implementation Plans and Strategies for City-Building' of the Official Plan states Guidelines will be adopted to advance the vision, objectives, and policies of the Plan. Urban design guidelines specifically are intended to provide a more detailed framework for built form and public improvements in growth areas. The Tall Building Design Guidelines serve this policy intent, helping to implement Chapter 3.1 – 'The Built Environment' and other policies within the Official Plan related to the design and development of tall buildings in Toronto.

The subject site is not a tall building site based on the constraints posed by the site and the existing planning framework. However, this application will be reviewed against the Guidelines as an advisory tool in assessing the building's fit within its context and local impacts. The standards of the Guidelines that this proposal fails to meet include base building height and tower setbacks. The city-wide Guidelines can be accessed at: <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Heritage Conservation

The property at 315-317 Queen Street East, known as the Berkeley Church building was designated by City Council on February 3, 1997 by By-law 070-97 under Part IV of the *Ontario Heritage Act*. The application proposes to retain the existing heritage building and construct a new tower adjacent to the heritage property. This application will be reviewed for its impact on the heritage attributes of the property, against the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, and the relevant sections of the Official Plan.

Tree Preservation

There are 3 trees on and within 6 metres of the site. Urban Forestry staff reviewed the submitted documentation and indicated the proposed tree protection plan does not meet the City's Tree By-laws at this time. The owner will need to ensure the proposal conforms to the City's Tree By-laws prior to a Final Report, should this application be approved in some form.

St. Michael's Hospital Flight Path

The proposal is within the St. Michael's Hospital Air Ambulance Service Protection Corridor Map as indicated in Minister's Zoning Order O. Reg. 114/16. Policy 4 in section 4.8 – 'Institutional Areas' of the Official Plan indicates new buildings in vicinity of hospital heliports be sited and massed to protect the continued use of its flight paths. This application has been circulated to St. Michael's Hospital for comments, including potential construction impacts.

Relief Line Project Assessment

On July 12, 2016, City Council approved the 'Pape-Eastern-Queen' alignment for the Relief Line project - a study to determine the preferred alignment and stations for a new rapid transit line connecting the Bloor-Danforth Subway east of the Don River to the Downtown. City Council's decision and the staff report can be accessed at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EX16.1>

The subject site fronts on Queen Street East and is situated within a section of the Council approved alignment for the Relief Line. City staff will review the proposal in light of the the Relief Line's approved alignment and station locations.

Reasons for the Application

The proposal requires an amendment to the Official Plan and Zoning By-law. The proposal requires an amendment to the Official Plan as the built form does not conform to the objectives of the King-Parliament Secondary Plan that directs development be compatible and complement the existing built form character and scale of this section of Queen Street East.

The proposal requires an amendment to the Zoning By-law to amend the standards on: overall building height; base building height and an angular plane of 44 degrees along

Queen Street East; maximum density; minimum outdoor amenity space; and minimum parking ratios, among others.

Additional areas of non-conformity to the Official Plan and Zoning By-law may be identified through the circulation and review process.

Site Plan Control

The proposed development is subject to Site Plan Control. The application for Site Plan approval, file no. 16 161258 STE 28 SA was submitted concurrently with the subject application and is being reviewed by staff.

Community Consultation

At the time of the preparation of this report, a community consultation meeting had been scheduled for September 8, 2016 at the Enoch Turner Schoolhouse at 106 Trinity Street, in consultation with the Ward Councillor.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Topographical Survey
- Boundary Survey
- Context Plan
- Architectural Plans
- Landscape Plans
- Shadow Studies
- Planning Rationale Report
- Heritage Impact Assessment
- Completed Toronto Green Standard Checklist
- Draft Official Plan Amendment
- Draft Zoning By-law
- Air Quality and Odour Study
- Arborist Report
- Tree Protection Plan
- Community Services and Facilities Study
- Functional Servicing Report
- Noise and Vibration Report
- Pedestrian Wind Study
- Preliminary Geotechnical Investigation
- Preliminary Hydrogeological Investigation
- Urban Transportation Considerations Report
- Stage 1 Archaeological Assessment

Copies of the submitted reports/studies are available for download on the City's Application Information Centre at:
<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=691552cc66061410VgnVCM10000071d60f89RCRD>

A Notification of Complete Application was issued on June 24, 2016.

Issues to be Resolved

City Planning is not in support of a tall building on this site, and will recommend this application be refused should the proposal remain in its current form.

The Official Plan, the King-Parliament Secondary Plan, and the Zoning By-law provides a comprehensive planning framework for development on the site. The Official Plan recognizes areas designated *Regeneration Areas* are unique areas of the city where the Secondary Plan will provide the policy vision on the manner of development. The King-Parliament Secondary Plan designates the subject site *Mixed Use Area 'D' (Queen Street East)* – an area that predominately contains low-rise buildings in various forms. Further, the King-Parliament Secondary Plan provides policy direction for development to be consistent with the built form character and scale of the area. The Zoning By-law provides the development standards, including a maximum of density of 3 times the lot area, maximum height of 16 metres and an angular plane of 44 degrees that is directed by the King-Parliament Secondary Plan.

The direction for development on the site is clearly defined by the planning framework. This application for a 25-storey building along this section of Queen Street East does not meet the overall objectives and vision of the King-Parliament Secondary Plan, will negatively impact the streetscape and could set a negative precedent for future development along Queen Street East.

Other issues presented by this proposal which require review include:

- The evaluation of the proposal's impact to the Berkeley Church building on site, and the measures needed to conserve and maintain the heritage values of the building;
- Shadow impacts to the surrounding public realm and privately owned open spaces;
- The precedent of this application on other sites along Queen Street East;
- Protection of St. Michael's Hospital's helicopter flight path, including construction impacts;
- Vehicular parking, drop-off and loading access requirements;
- Encroachment of vehicular and loading access onto a privately owned parcel south of the site;

- The number of vehicular parking spaces and loading spaces for the proposed development;
- The location of bicycle parking spaces;
- Appropriate servicing to accommodate the proposed development; and
- Conformity with the Toronto Green Standard.

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

CONTACT

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E-mail: htang2@toronto.ca

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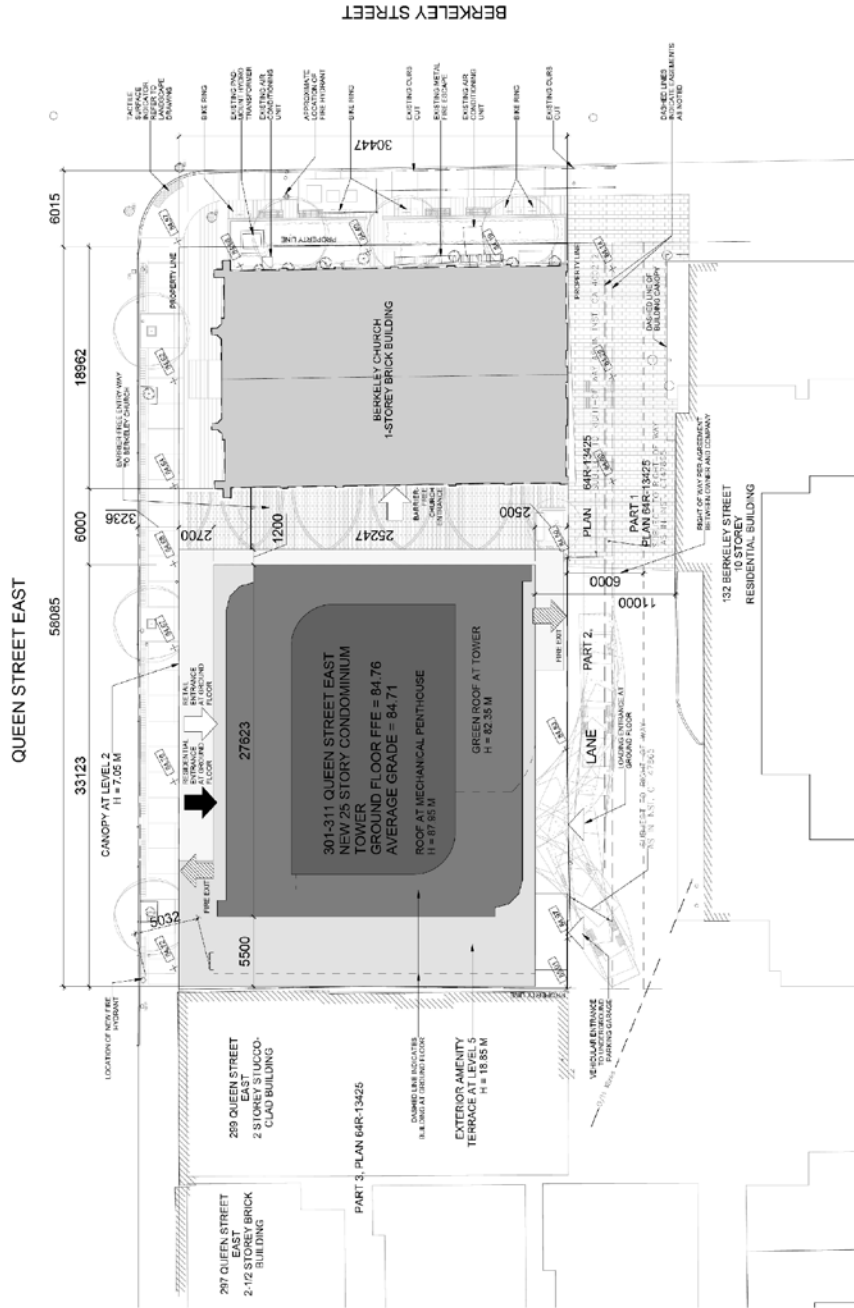
Gregg Lintern MCIP RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a-d: Elevations
Attachment 3: Official Plan
Attachment 4a-b: King-Parliament Secondary Plan
Attachment 5: Zoning
Attachment 6: Application Data Sheet

Attachment 1: Site Plan



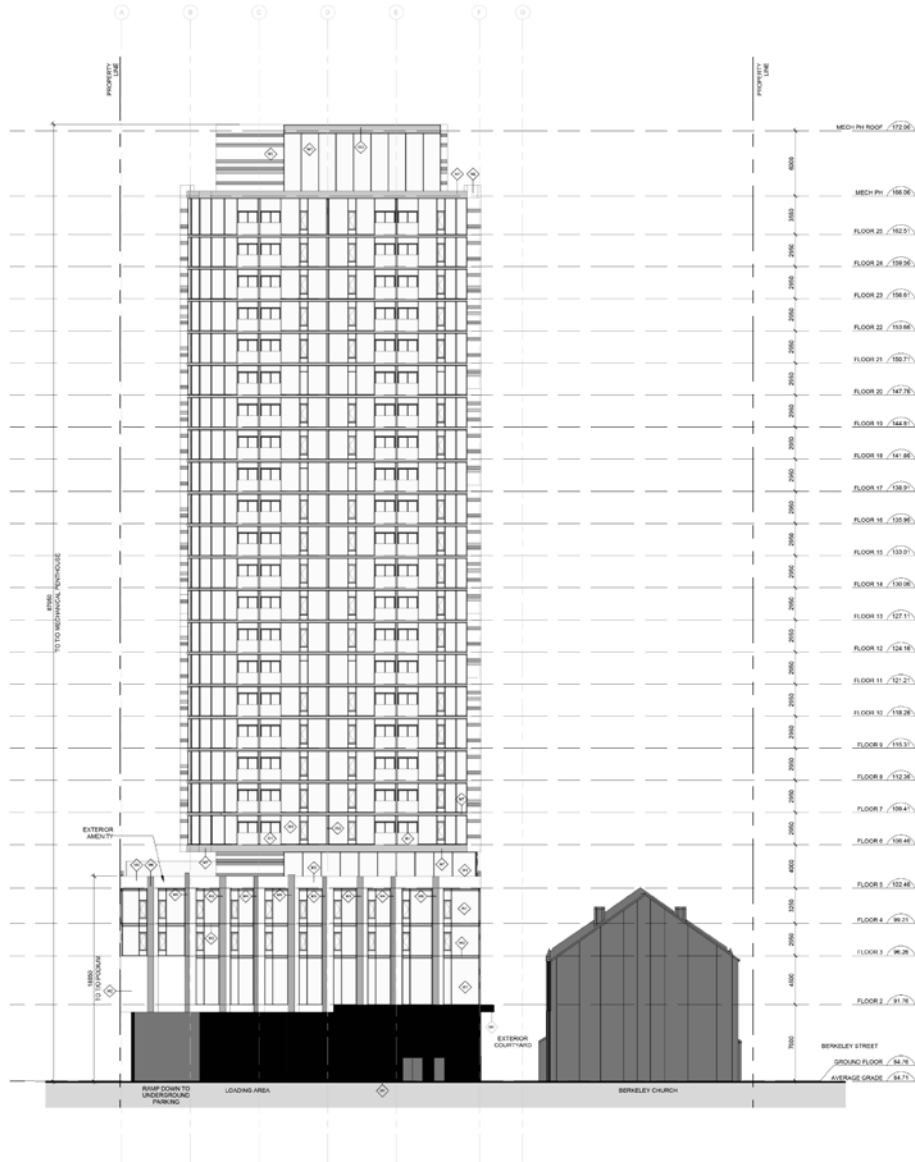
301-317 Queen Street East

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 07/08/2016

File # 16 161250 STE 28 0Z

Attachment 2a: South Elevation



South Elevation

301-317 Queen Street East

Applicant's Submitted Drawing

Not to Scale
07/08/2016

File # 16 161250 STE 28 OZ

Attachment 2b: West Elevation



West Elevation

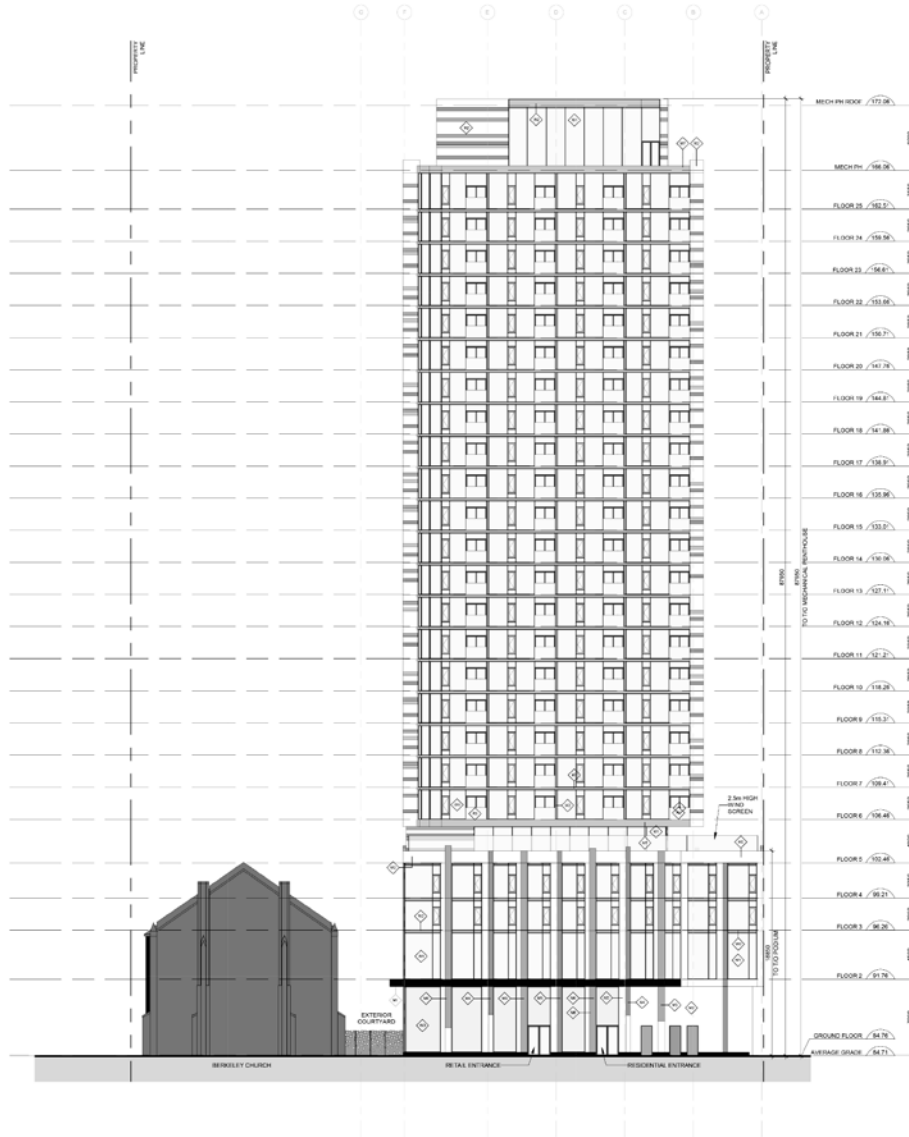
Applicant's Submitted Drawing

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301-317 Queen Street East

File # 16 161250 STE 28 OZ

Attachment 2c: North Elevation



North Elevation

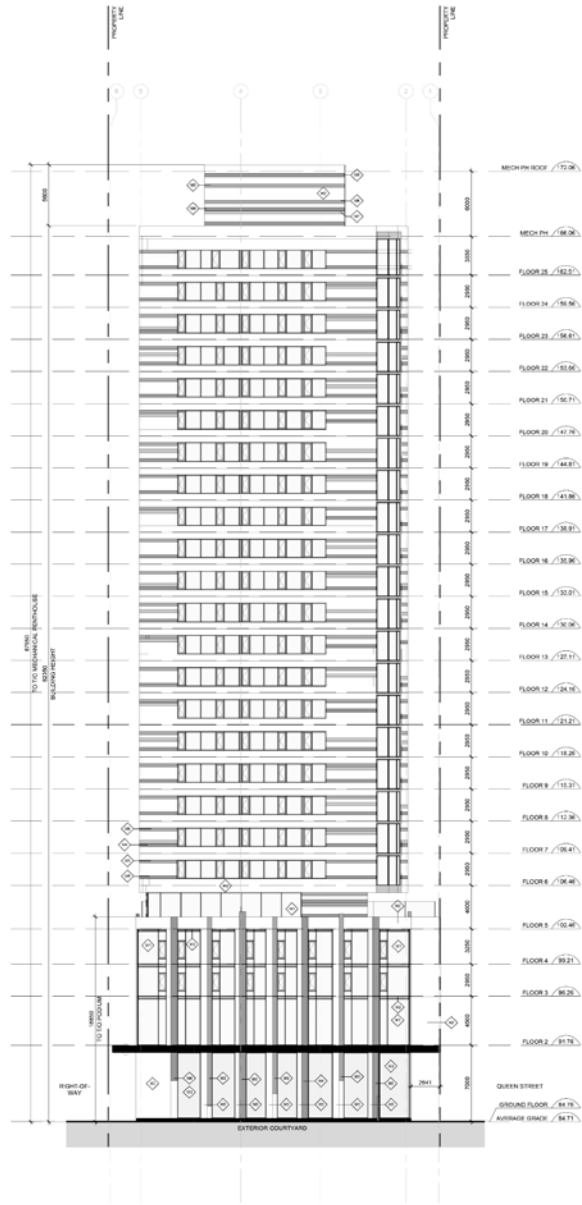
301-317 Queen Street East

Applicant's Submitted Drawing

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File # 16 161250 STE 28 0Z

Attachment 2d: East Elevation



East Elevation

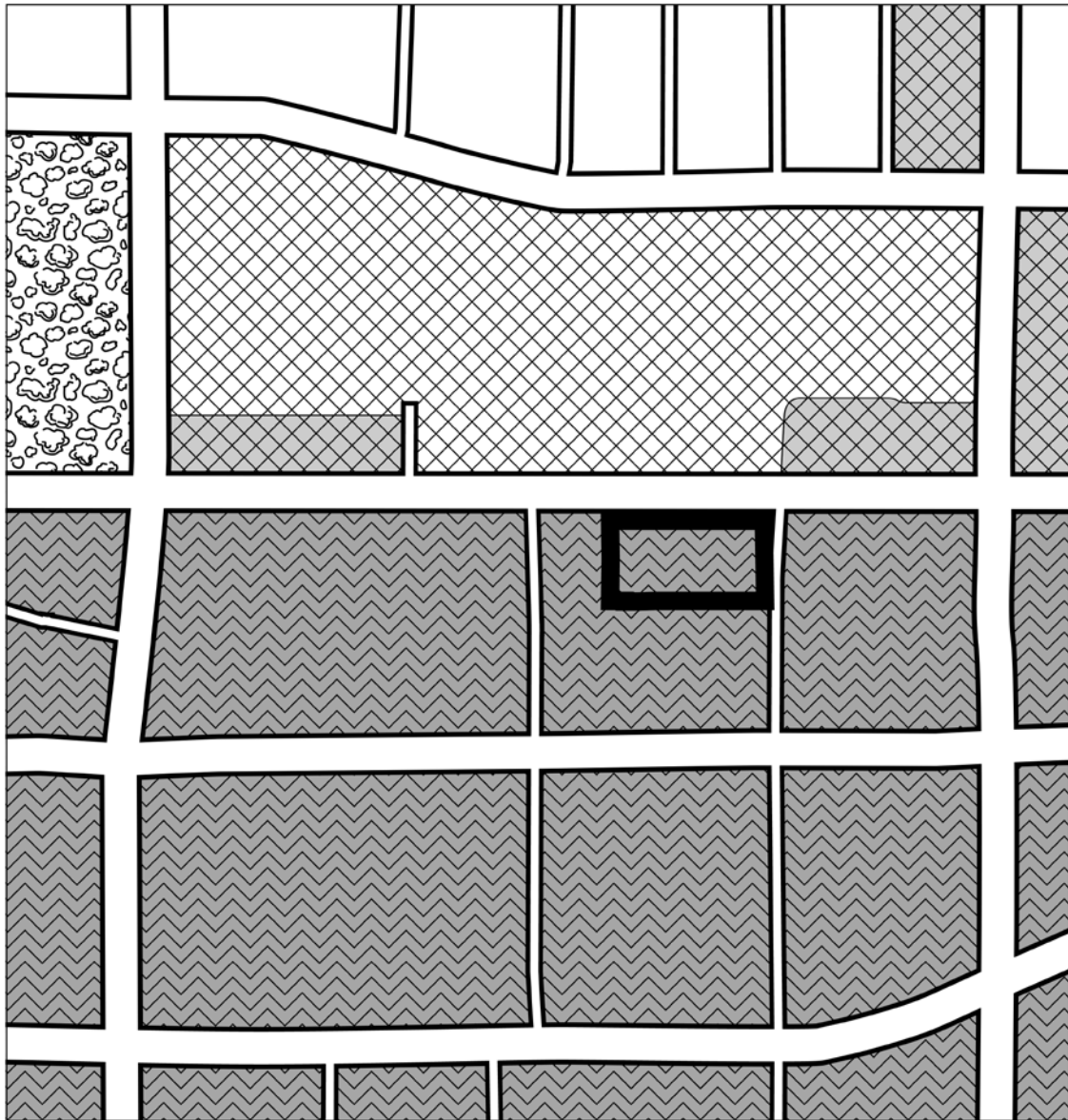
Applicant's Submitted Drawing

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301-317 Queen Street East

File # 16 161250 STE 28 OZ

Attachment 3: Official Plan



Extract from Official Plan

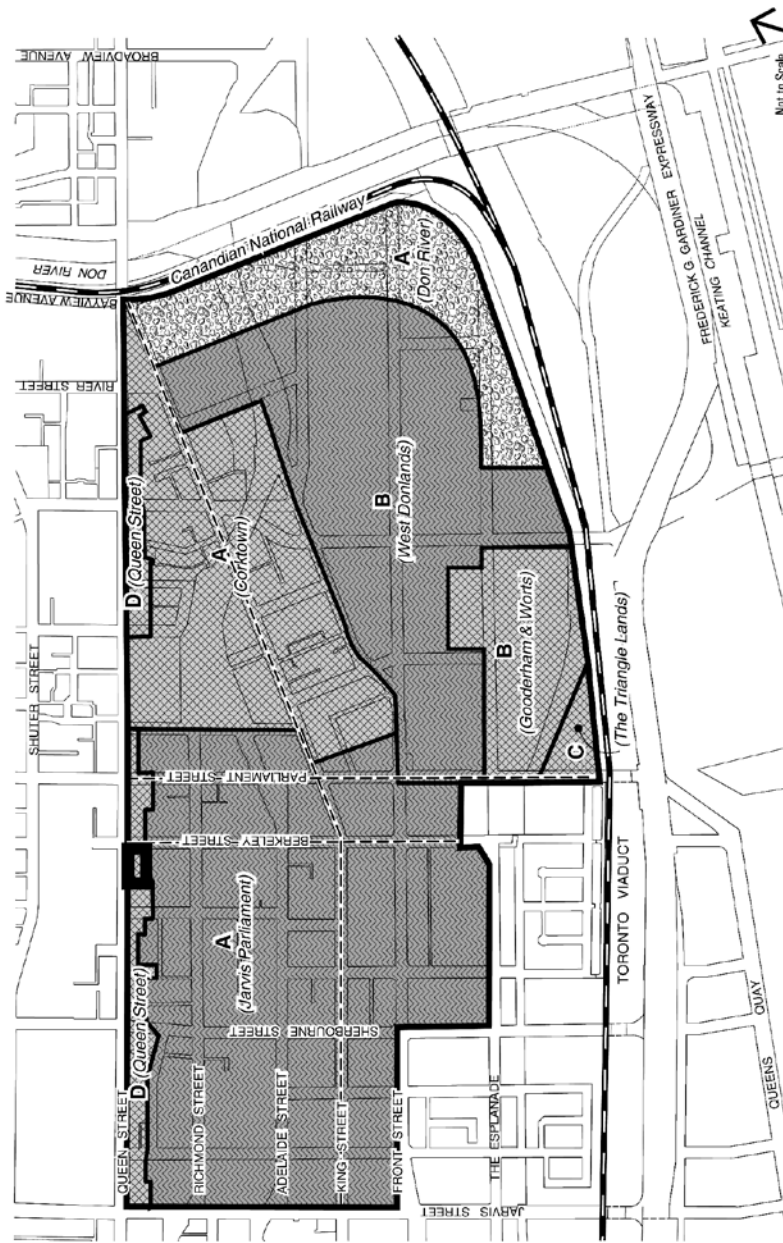
301-317 Queen Street East

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Attachment 4a: King-Parliament Secondary Plan – Land Use



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City Planning Division

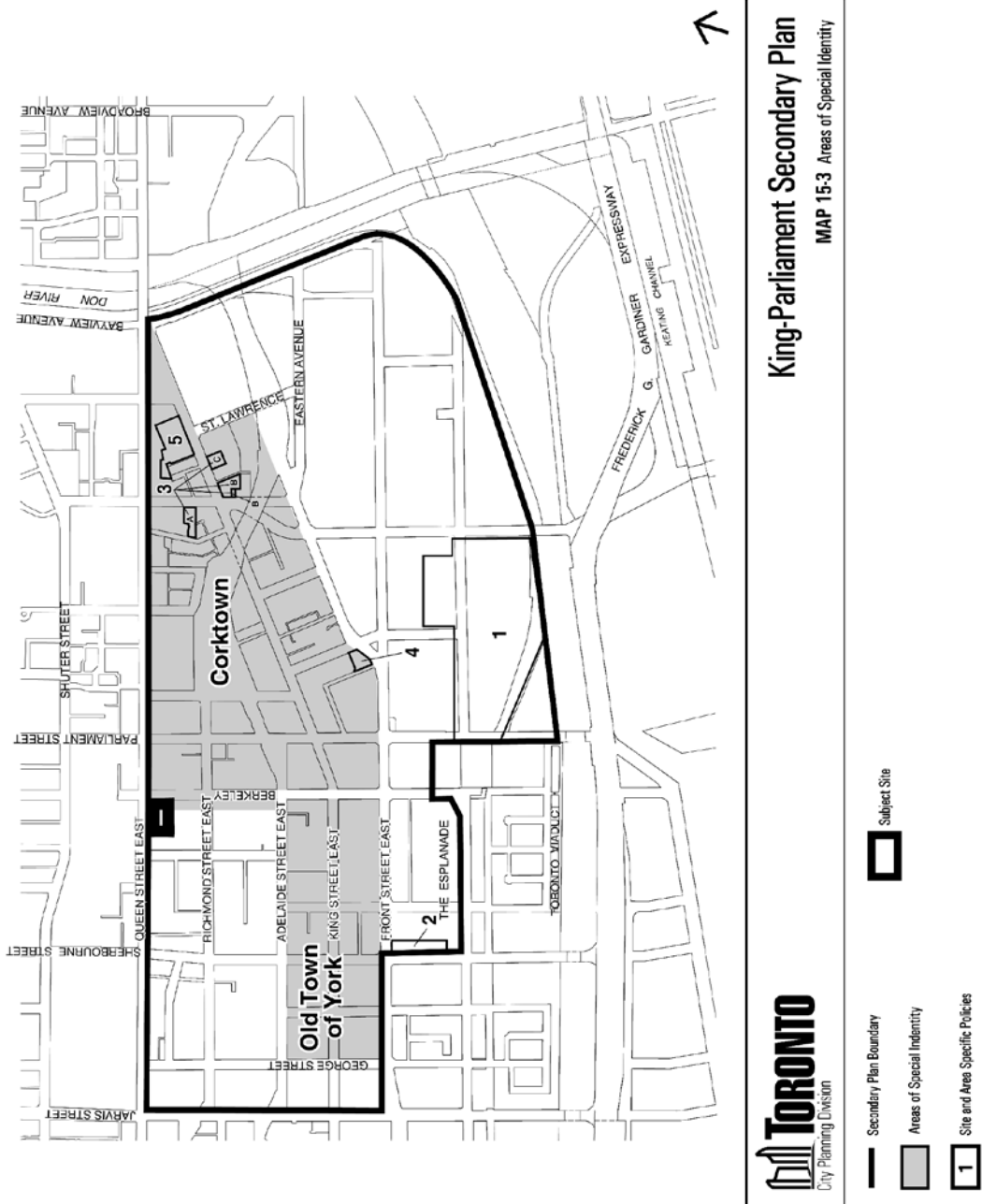
King-Parliament Secondary Plan

MAP 15-1 Land Use Plan

- Secondary Plan Boundary
- Special Streets
- ▭ Subject Site
- ▨ Mixed Use Areas
- ▩ Regeneration Areas
- ▧ Parks and Open Space Areas

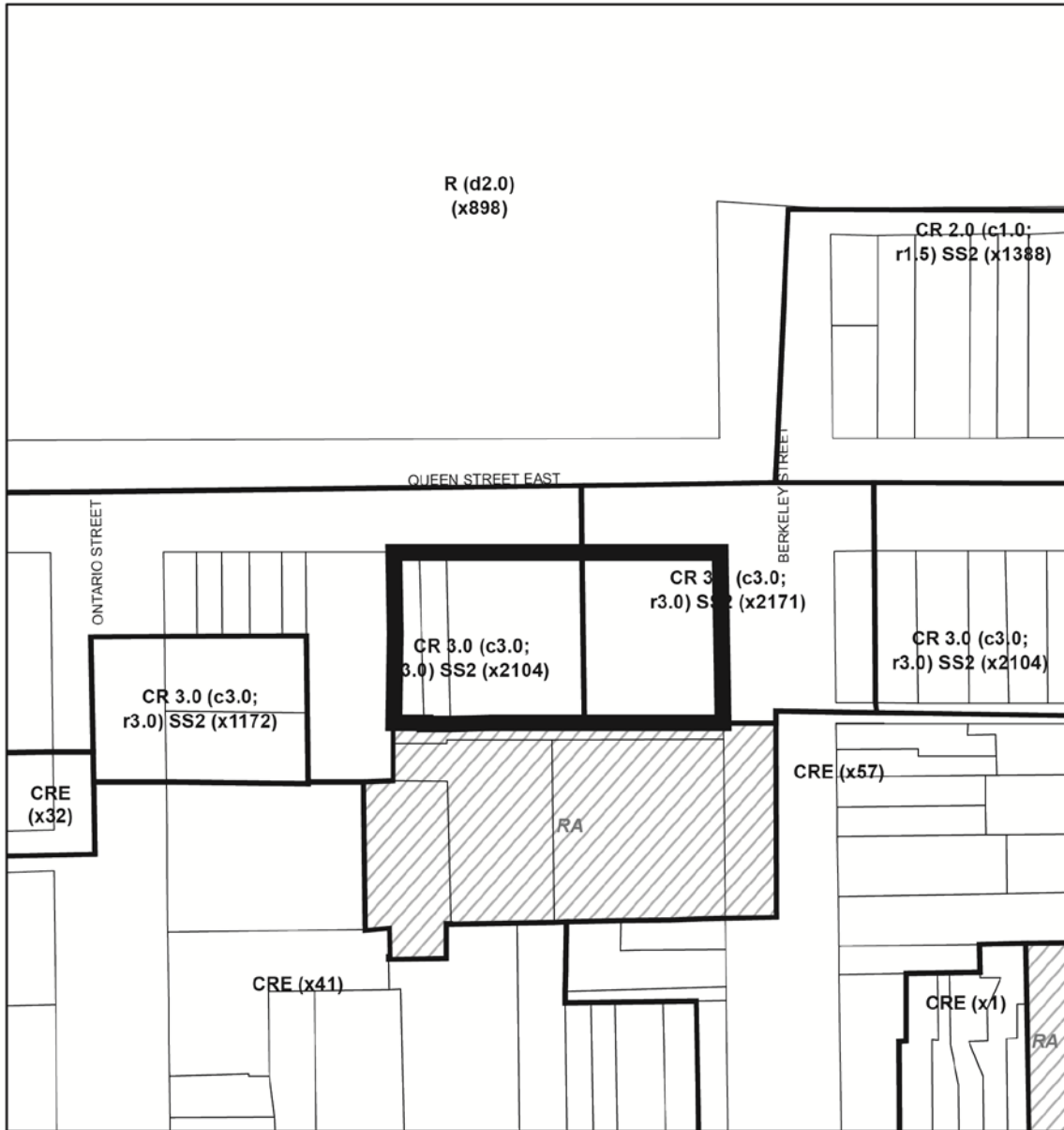
June 2006

Attachment 4b: King-Parliament Secondary Plan – Areas of Special Identity



December 2010

Attachment 5: Zoning



TORONTO City Planning

301-317 Queen Street East

Zoning By-Law No. 569-2013

File # 16 161250 STE 28 OZ

Location of Application

See Former City of Toronto By-Law No. 438-86
RA Mixed-Use District

R Residential

CR Commercial Residential
CRE Commercial Residential Employment



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Extracted: 07/08/2016

Attachment 6: Application Data Sheet

Application Type: Official Plan Amendment & Rezoning
 Details: OPA & Rezoning, Standard
 Municipal Address: 301-317 QUEEN STREET EAST
 Location Description: PLAN 7A PT LOT 42 **GRID S2808
 Project Description: Official Plan and Zoning By-law amendment to permit the development of a 25-storey mixed use building containing: 206 dwelling units and 6 levels of below-grade parking.

Applicant:	Agent:	Architect:	Owner:
GOLDBERG GROUP		QUADRANGLE ARCHITECTS	JAMES GAULT HOLDINGS INC.

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	
Zoning:	CR 3.0 (c3.0; r3.0) SS2 (x2104)	Historical Status:	Yes
Height Limit (m):	12	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	1,781.4	Height:	Storeys:	25
Frontage (m):	58		Metres:	87.35
Depth (m):	30.4			
Total Ground Floor Area (sq. m):	1,289.4			Total
Total Residential GFA (sq. m):	14,645.1	Vehicular Parking Spaces:		98
Total Non-Residential GFA (sq. m):	1,838	Loading Docks		1
Total GFA (sq. m):	16,483.1	Bicycle Parking Spaces		231
Lot Coverage Ratio (%):	72.4			
Floor Space Index:	9.25			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	110 (53.3%)
2 Bedroom:	72 (35.0%)
3 + Bedroom:	22 (11.7%)
Total Units:	206 (100%)

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	14,645.1	0
Retail GFA (sq. m):	1,838	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: PLANNER NAME: Henry Tang, Planner
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