

**52 Sumach Street, 549 and 569 King Street East
Official Plan, Zoning, Site Plan Approval Applications
Preliminary Report**

Date:	May 7, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	File Nos. 07-142879 STE 28 OZ & 07-142894 STE 28 SA

SUMMARY

These applications were made after January 1, 2007 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

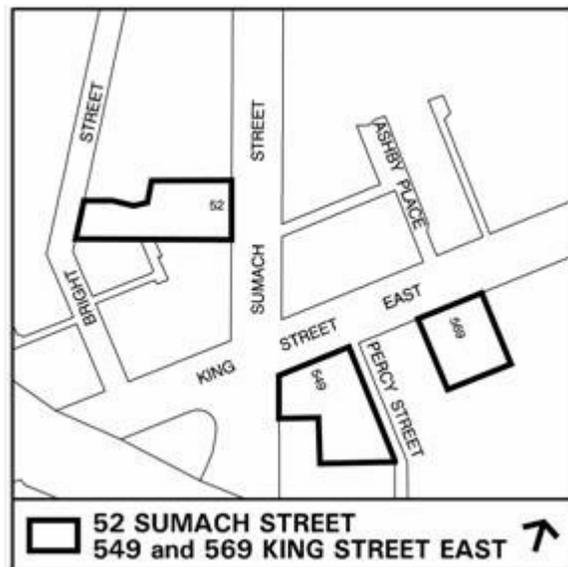
The applicant proposes to develop three properties at 52 Sumach Street, 549 and 569 King Street East, containing 134 dwelling units within three six-storey buildings with retail at-grade in the buildings fronting King Street East.

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

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.

DECISION HISTORY

549 King Street East was previously the subject of a Zoning By-law amendment application in 2006 (File No. 06156830 STE 28 OZ), to permit a mixed-use building comprising of 463 square metres of retail space, 40 residential apartment units and four residential townhouse units. In consultation with City Planning, the owner has modified their development proposal to include two additional properties so that amenity space, parking and site servicing issues could be addressed in a comprehensive manner, due to the constraints of the lot size.

ISSUE BACKGROUND

Proposal

The proposed development consists of three development sites, known as 52 Sumach Street, 549 and 569 King Street East. 52 Sumach will be developed as exclusively residential with a six-storey residential condominium building (44 units) fronting Sumach Street and three three-storey townhouses fronting Bright Street. The site will have 20 on-site parking spaces.

549 and 569 King Street East will be developed as mixed-use buildings having retail at-grade and residential living space above. Both buildings are six-storeys with 44 and 42 residential units and 32 and 23 on-site parking spaces, respectively. 549 King Street East will also include four three-storey townhouses. Off-site parking will be secured in two lots under the Richmond Street East overpass, currently leased to 512 King Street East. These parking lots will be designated for visitor parking, commercial parking, car share parking and a Type G loading facility.

Amenity space is proposed to be shared amongst all three developments. Each individual building will provide at least one in-building amenity space that will be outfitted as a meeting room and games room. 52 Sumach proposes a larger amenity space in the form of a lounge and fitness centre that will be shared by the residents of all three buildings (including a future phase two development).

For further statistical information refer to the Application Data Sheets found at Attachments 16, 17 and 18 of this report.

Site and Surrounding Area

All three sites are located within the district of Corktown, which is identified by Map 15-3 Areas of Special Identity of the King-Parliament Secondary Plan. The Corktown area is situated North of Eastern Avenue, South of Queen Street East between Power and River Streets.

Corktown is one of Toronto's oldest neighbourhoods, which began as a 19th century working class community of residents of predominantly Irish ancestry. The area is regarded as a unique, small scale, fine grained community consisting generally of small properties, including several heritage buildings. There is a tightly knit mixture of low-rise residential, commercial and industrial uses, largely original fabric with distinctive street patterns.

52 Sumach is occupied by a one-and-a-half storey building and is situated near the corner of King Street East with the rear of the lot abutting Bright Street. 549 King was previously an automotive service shop and is currently a vacant lot. 569 King is situated on the south side of King Street East between Sumach and St. Lawrence Street and is occupied by a two-storey building.

The following uses about the sites:

Property	North	South	East	West
52 Sumach Street	1-storey and 3-storey office/commercial buildings	2 ½ -storey office/commercial building	2-storey residential houses and a 4-storey office/commercial building	2-storey residential houses
549 King Street West	3-storey row townhouses	2-storey residential houses and a TTC transformer facility	2-storey row houses separated by a private lane	2-storey residential houses
569 King Street West	3-storey row townhouses	3-storey building	1-storey/ 2-storey residential building	2-storey office/industrial building separated by a surface parking area

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 Horseshoe.

Toronto Official Plan

This application will be reviewed against the policies in the Official Plan including the policies set out in the King-Parliament Secondary Plan. Other important policies include those in the "Downtown", "Public Realm", "Heritage", and "Built Form" sections of the Plan.

The properties are located within the "Downtown and Central Waterfront" area on Map 2 - Urban Structure and are designated "Mixed Use Area" on Map 18 - Land Use Plan. This designation permits a range of residential, commercial and institutional uses, and provides criteria to direct the form and quality of development.

The Plan provides a list of criteria which are intended to direct the design and orientation of new development proposals within the Mixed Use Area designation. The proposed development will be evaluated with respect to the full list of criteria found in Section 4.5.2 of the Official Plan. The criteria 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 a 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;
- locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;

- provide an attractive, comfortable and safe pedestrian environment;
- take advantage of nearby transit services;
- 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-unit residential development.

The Toronto Official Plan is available on the City's website at:

www.toronto.ca/planning/official_plan/introduction.htm

King-Parliament Secondary Plan

The proposed development is also subject to policies and principles contained within the Mixed Use Area 'A' (Corktown) of the King-Parliament Secondary Plan. This section stipulates that a change of use on a lot from industrial or light industrial to residential or live/work uses alone or in combination is permitted, provided that the development meets certain criteria.

The proposed development will be evaluated with respect to the part of the criteria found in Section 9, sub-section 9.2 of the King-Parliament Secondary Plan. The criteria include:

- in the case of the erection and use of a new building, the building does not exceed the height limit;
- in the case of a building that existed on the lot in 1995 and was used for industrial purpose, the portion of the building converted to one or more live/work or residential uses is wholly confined to the building as it existed in 1995;
- the proposal achieves a high quality living environment;
- in the case of new buildings, the design, massing and scale of the proposal is consistent with and reinforces the physical character of the area, including its heritage character; and
- the amount of parking and loading and their siting is satisfactory.

The King-Parliament Secondary Plan is available on the City's website at:

www.toronto.ca/planning/official_plan/pdf_secondary/15_king_parliament_june2006.pdf

Zoning

52 Sumach Street is zoned I1 D3 R3 Z1.0 and 549 and 569 King Street East are zoned I1 D3. The permitted building height is 12 metres.

The I1 zoning classification permits non-residential uses including parks, recreation, places of amusement, community services, cultural and arts facilities, day nurseries, general institutions, retail and service shops, workshops and studios, automobile related uses, warehousing and storage, industrial workshops, transportation, distribution and related uses, and manufacturing.

The R3 zoning classification permits residential uses such as housing comprising of dwelling units, shared housing containing dwelling rooms and associated/ accessory residential uses (e.g. private home day care, private garage). The R3 zoning classification also permits non-residential uses including parks, recreation, places of amusement and assembly and community services, cultural and arts facilities such as public art galleries and public museums.

Site Plan Control

The proposed development is subject to site plan control. An application for site plan approval has been submitted and is being reviewed concurrently with the Official Plan and Zoning By-law amendments application.

Tree Preservation

The applicant has submitted an arborist report and tree preservation plan. The report identifies the type of tree and condition in relation to each of the three development sites. In the case of tree removal due to health, root damage, construction activity and poor location, the report suggests if planting of new trees is necessary and which tree will be impacted. Forestry staff are reviewing the submitted material.

Reasons for the Application

The applicant, 549 King Street East Inc. (Streetcar Developments Inc.), seeks to amend the Official Plan, particularly subsection 9.2 of the King-Parliament Secondary Plan, because the proposed development is non-compliant with regards to the proposed height for all three new buildings. The Mixed Use Area 'A' (Corktown) stipulates that the erection and use of a new building is not to exceed the height limit.

The proposed construction of a six-storey residential building and two six-storey mixed use buildings exceeds the height permission of 12 metres and the total density of the lot area (see following Table).

Location	Proposed Height (m)	Zoning By-law Height (m)	Proposed Density	Zoning By-law Density
52 Sumach St	21.37	12	3.37	Split lot density. 3 times lot area for industrial uses on front half of lot. 1 times lot area for residential uses on rear half of lot.
549 King St E	21.70	12	3.55	3 times lot density for industrial uses
569 King St E	21.83	12	4.38	3 times lot density of industrial uses

In addition, the proposed land use is also non-compliant with Zoning By-law 438-86, which permits non-residential and related uses in an industrial district.

The applicant seeks to amend the governing Zoning By-law 438-86 to allow residential uses, particular on properties 549 and 569 King Street East and the eastern portion of 52 Sumach Street. Additional areas of non-compliance with the Zoning By-law may be identified through further review of the application.

COMMENTS

Issues to be Resolved

Prior to presenting a Final Report to Toronto and East York Community Council, the following issues, as well as other issues that may be identified by staff and the public, will need to be addressed:

- conformity with policies within the King-Parliament Secondary Plan;
- height, massing and density. Appropriateness of the additional height above the By-law limit and surrounding context will be reviewed by staff. A reduction in height may be required. Further terracing of the upper floors will also be reviewed;
- overlook and privacy. The location of the proposed units at the rear of the site and the proposed roof top amenities space may create undesirable overlook and raise privacy concerns for neighbouring properties. Revisions to the plans or the implementation of privacy features in the building will be reviewed by staff;
- assessment of traffic, transportation, transit and site servicing impacts;
- securing an off-site parking facility for visitor parking and loading;

- treatment of the ground floor of the buildings and their relationship to the streetscape;
- identification and security of community benefits under Section 37 of the Planning Act should the proposed development, or some variation thereof, advance; and
- ability of the proposal to meet the intent and spirit of the Official Plan, Council policies and guidelines and other applicable planning policies including the Provincial Policy Statement, and to represent good planning and community building.

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006. The City's Green Development Standards are available on the City's website at: www.toronto.ca/environment/greendevlopment.htm

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

CONTACT

Gregory Pereira, Planner, Downtown Section
Tel. No. 416-392-7363
Fax No. 416-392-1330
E-mail: gpereir@toronto.ca

SIGNATURE

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

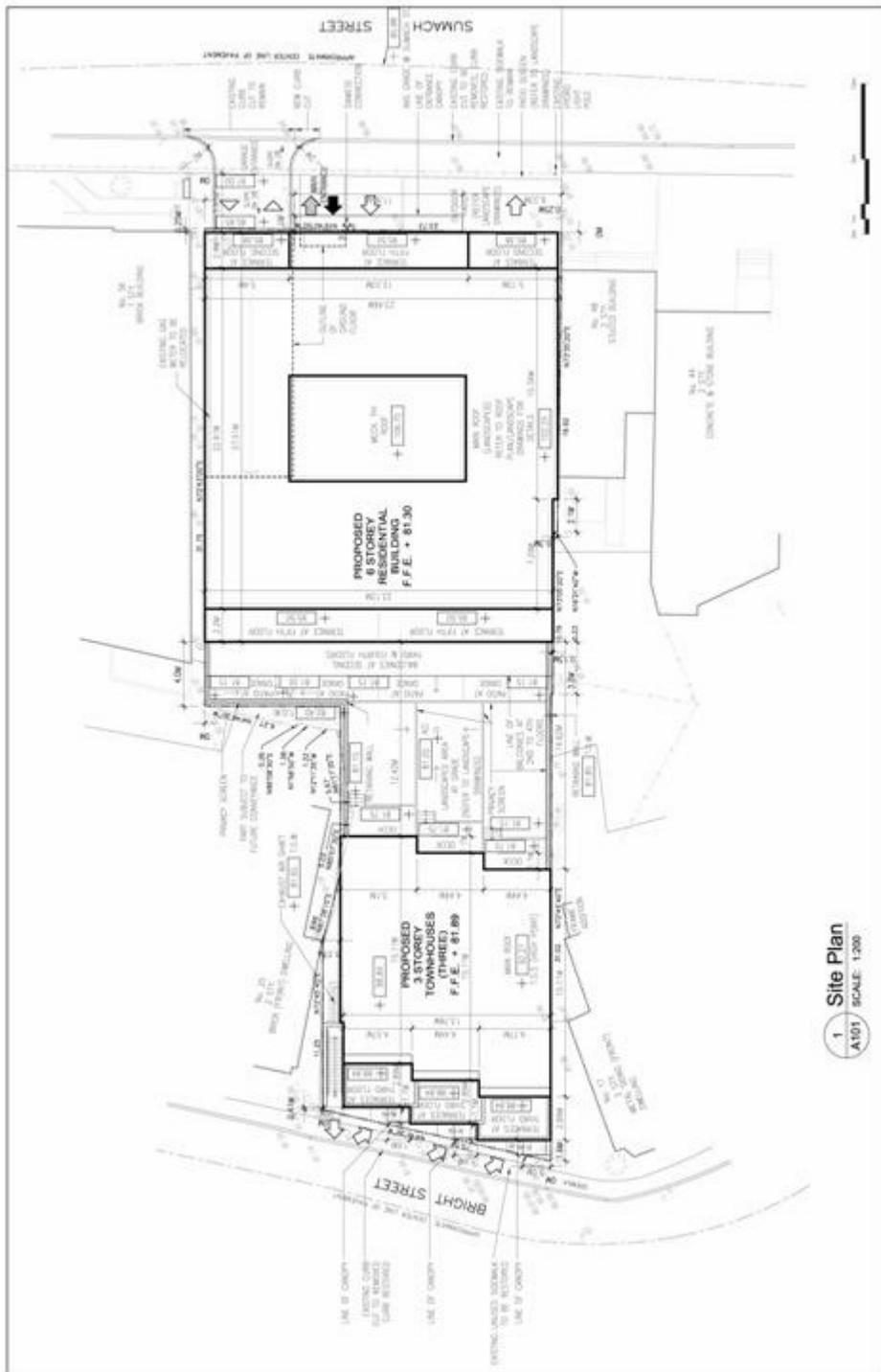
(p:\2007\Cluster B\pin\13009632063) - tm

ATTACHMENTS

Attachment 1: Site Plan (52 Sumach Street)
Attachment 2: Site Plan (549 King Street East)
Attachment 3: Site Plan (569 King Street East)
Attachment 4: North Elevation (52 Sumach Street)
Attachment 5: South Elevation (52 Sumach Street)
Attachment 6: East and West Elevations (52 Sumach Street)
Attachment 7: North Elevation (549 King Street East)

Attachment 8: South Elevation (549 King Street East)
Attachment 9: East Elevation (549 King Street East)
Attachment 10: West Elevation (549 King Street East)
Attachment 11: North and South Elevations (569 King Street East)
Attachment 12: East Elevation (569 King Street East)
Attachment 13: West Elevation (569 King Street East)
Attachment 14: King-Parliament Secondary Plan Excerpt
Attachment 15: Zoning By-law Excerpt
Attachment 16: Application Data Sheet (52 Sumach Street)
Attachment 17: Application Data Sheet (549 King Street East)
Attachment 18: Application Data Sheet (569 King Street East)

Attachment 1: Site Plan (52 Sumach Street)



52 Sumach Street

File # 07_142879

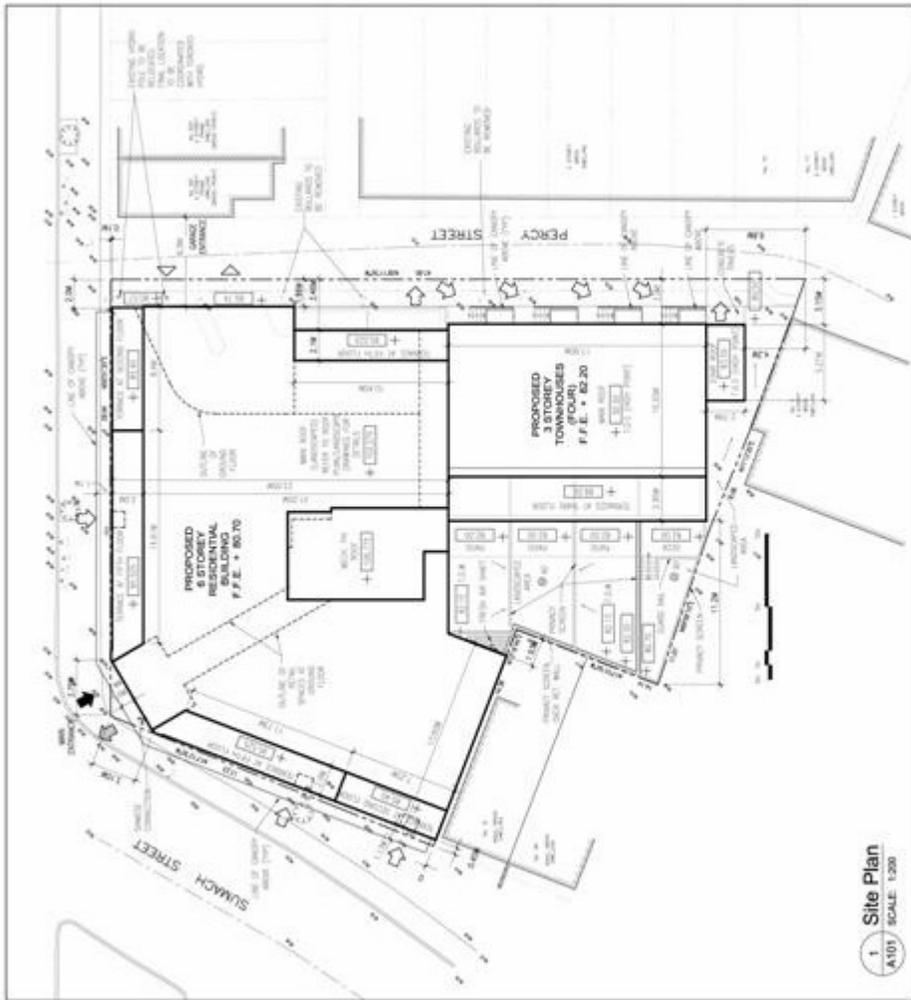
Site Plan

Applicant's Submitted Drawing

Not to Scale
05/05/2007



Attachment 2: Site Plan (549 King Street East)



549 King Street East

File # 07_142879

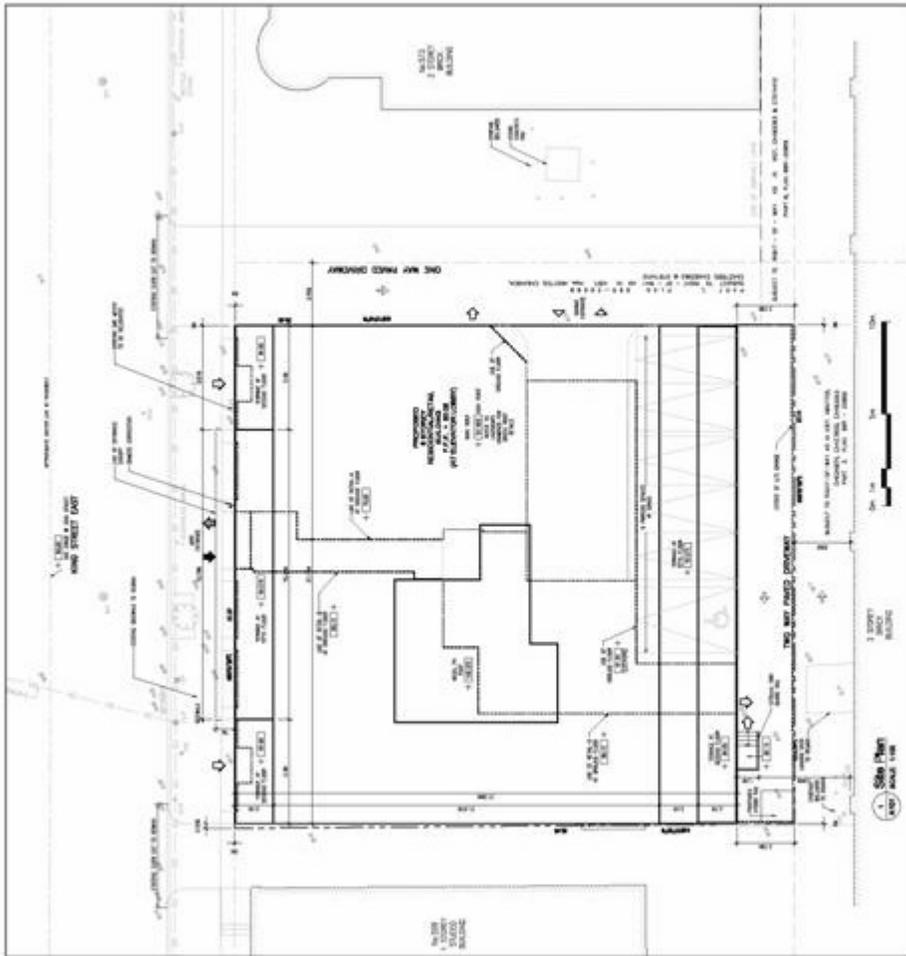
Site Plan

Applicant's Submitted Drawing

Not to Scale
05/05/2007



Attachment 3: Site Plan (569 King Street East)



569 King Street East

File # 07_142879

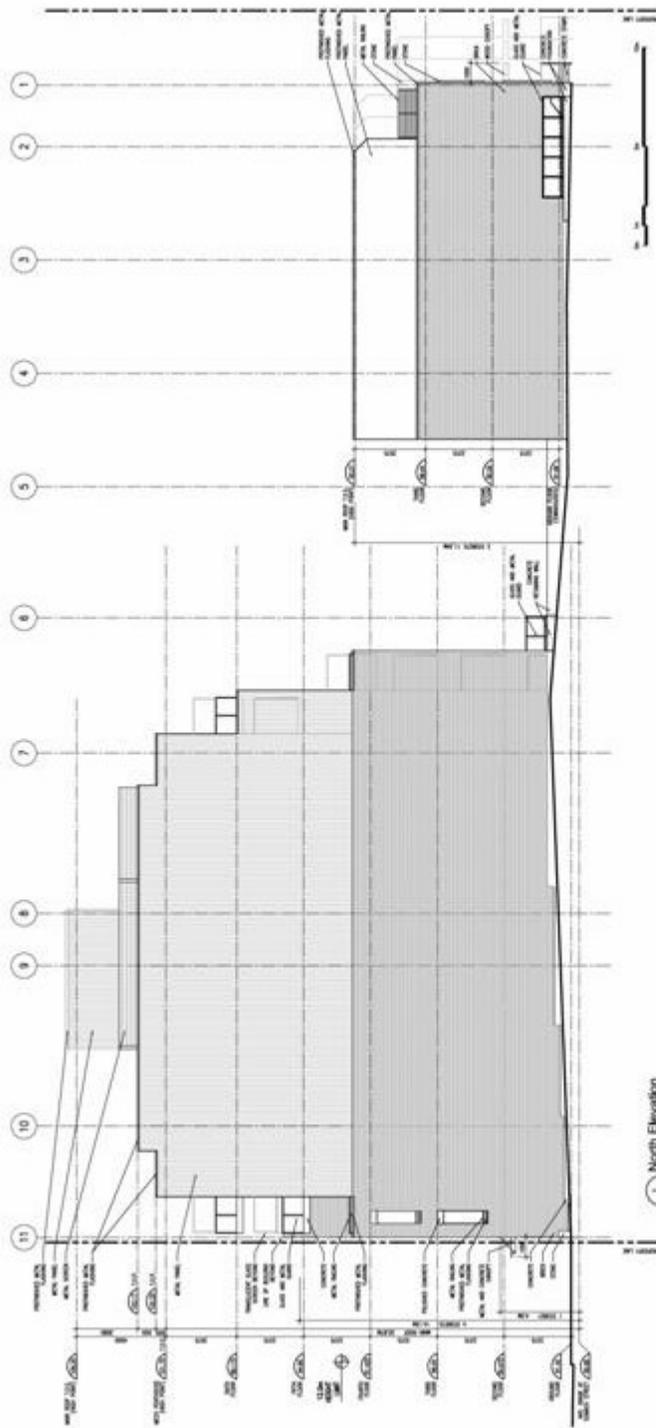
Site Plan

Applicant's Submitted Drawing

Not to Scale
05/05/2007



Attachment 4: North Elevation (52 Sumach Street)



North Elevation

52 Sumach Street

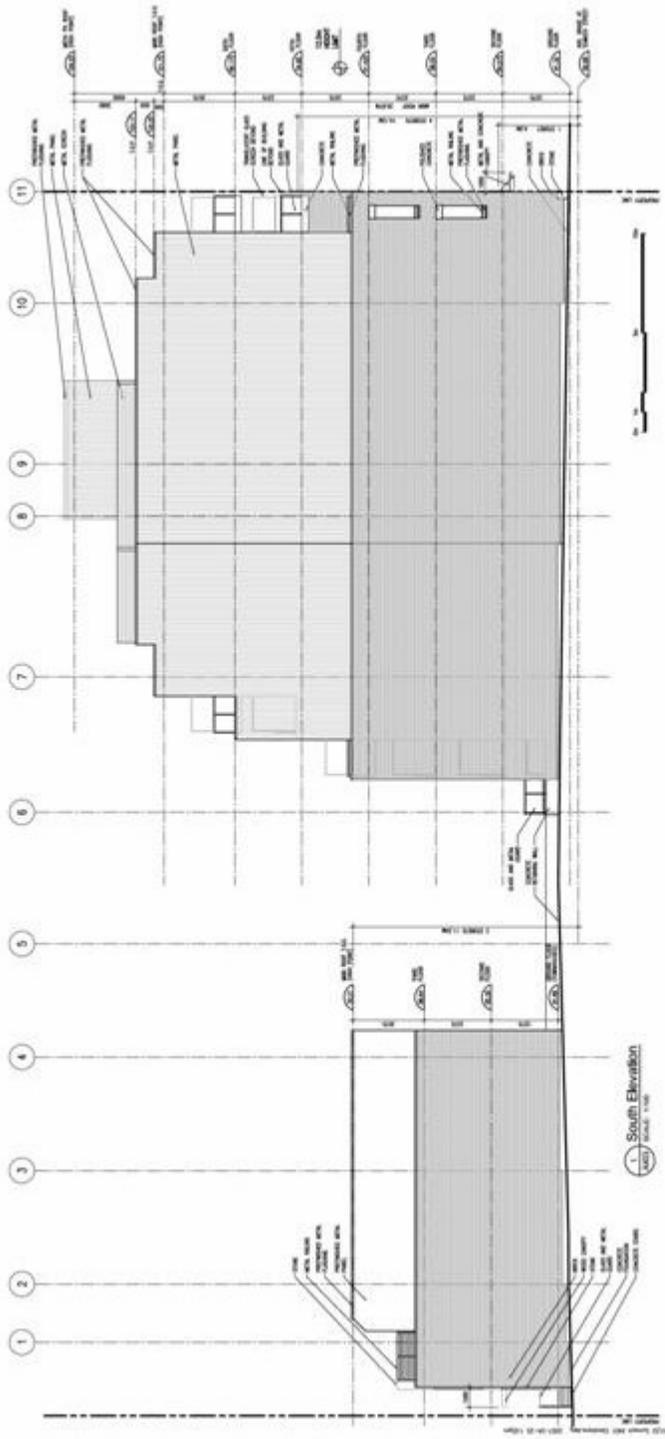
File # 07_142879

Elevations

Applicant's Submitted Drawing

Not to Scale
05/05/2007

Attachment 5: South Elevation (52 Sumach Street)



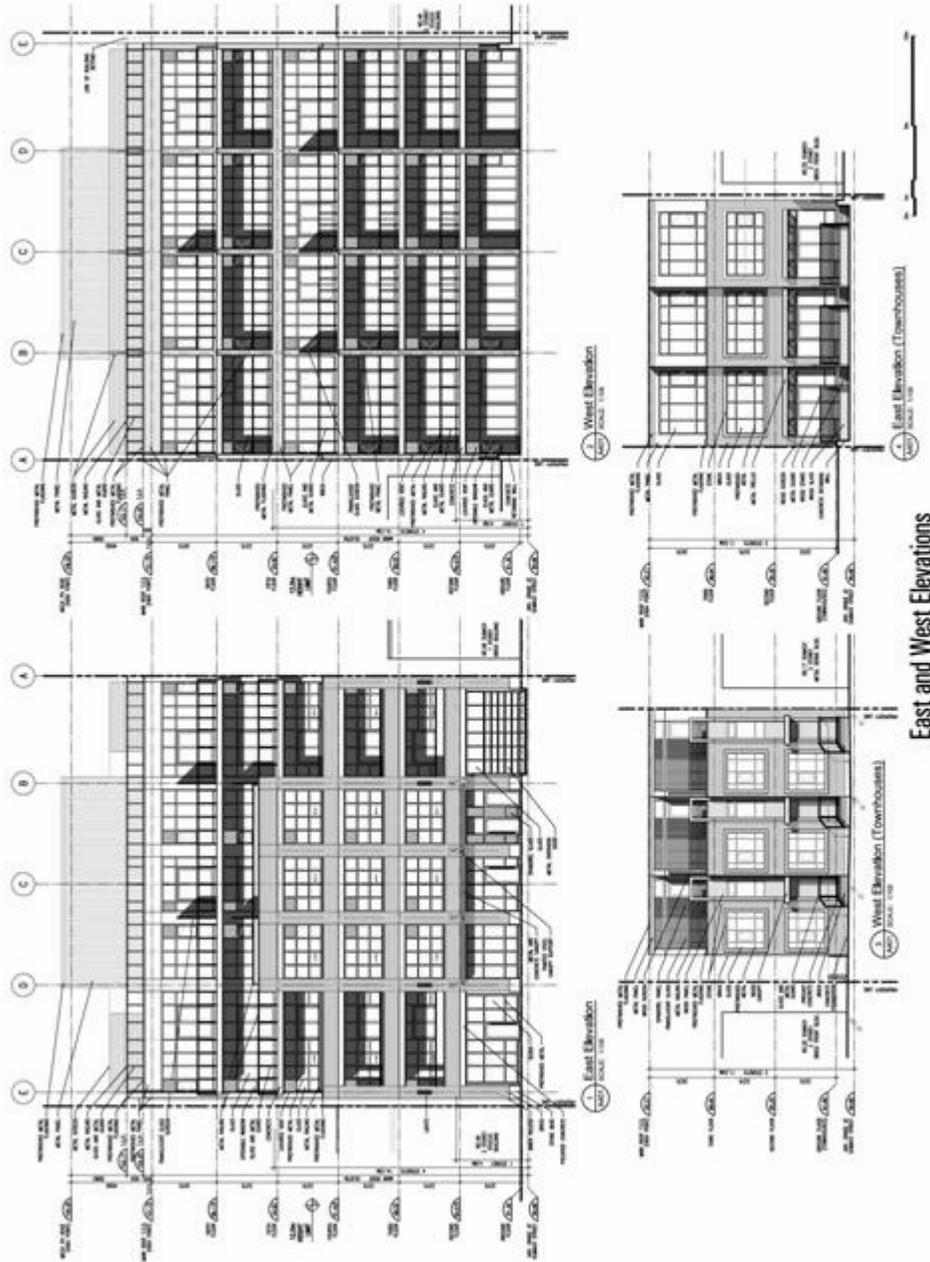
South Elevation

52 Sumach Street

Elevations
Applicant's Submitted Drawing
Not to Scale
05/05/2007

File # 07_142879

Attachment 6: East and West Elevations (52 Sumach Street)



52 Sumach Street

File # 07_142879

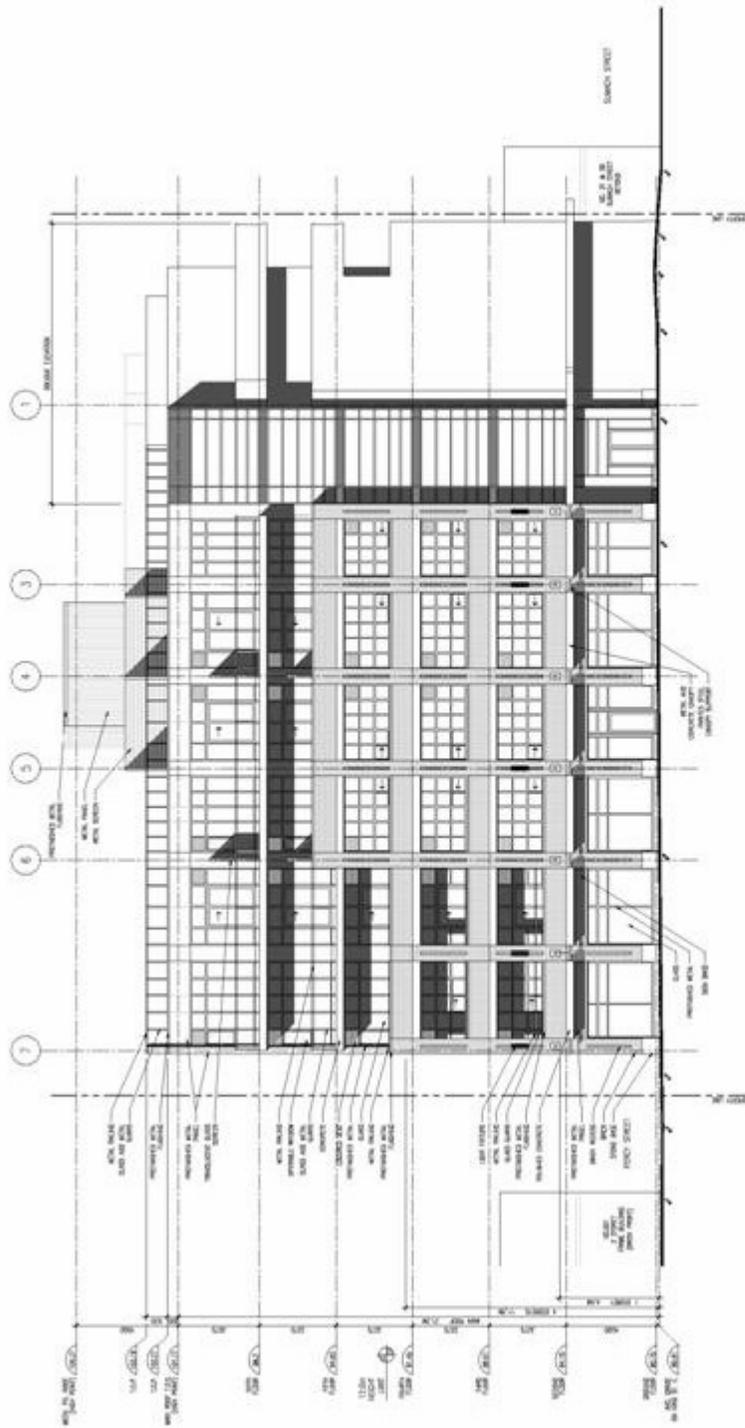
East and West Elevations

Elevations

Applicant's Submitted Drawing

Not to Scale
05/05/2007

Attachment 7: North Elevation (549 King Street East)



North Elevation

549 King Street East

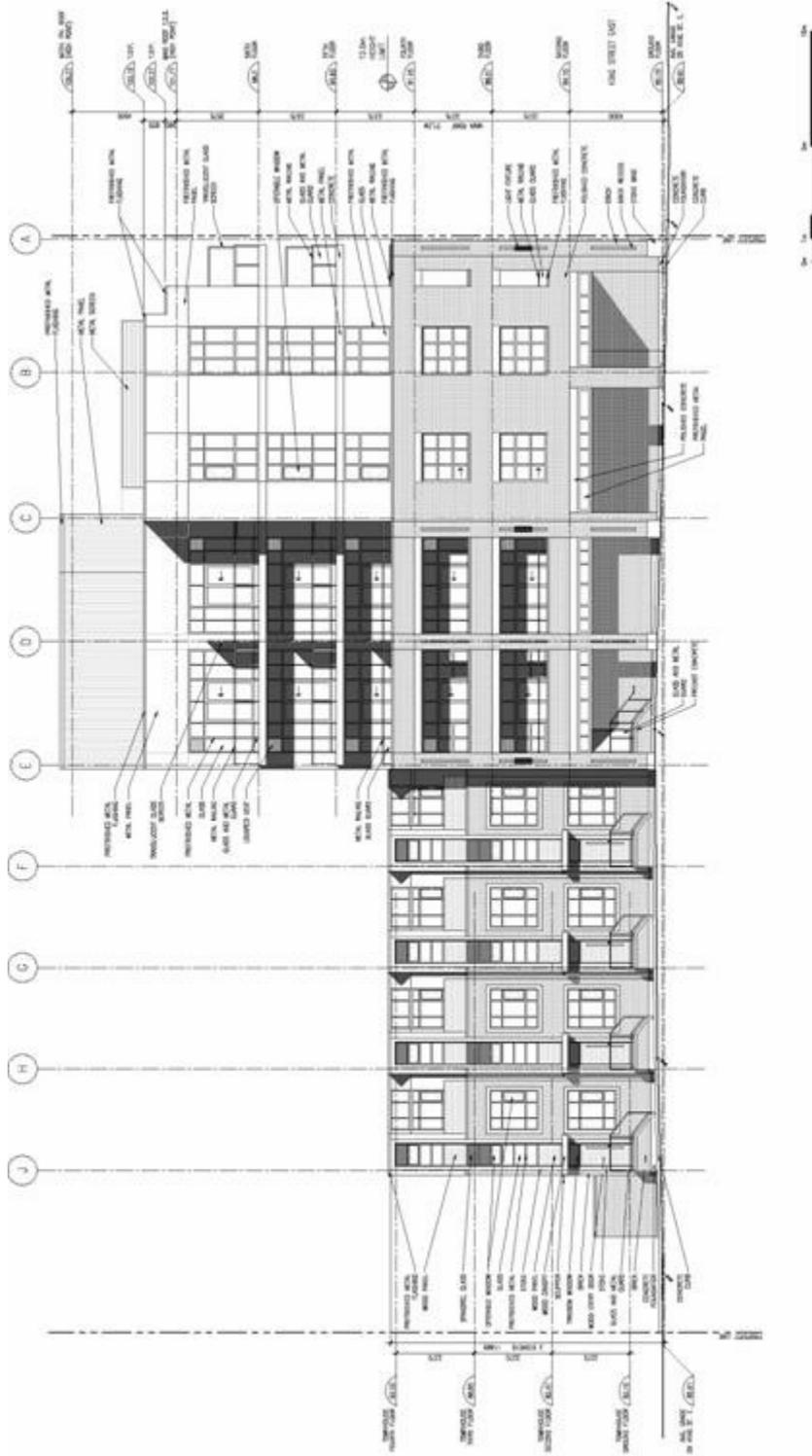
File # 07_142879

Elevations

Applicant's Submitted Drawing

Not to Scale
05/05/2007

Attachment 9: East Elevation (549 King Street East)



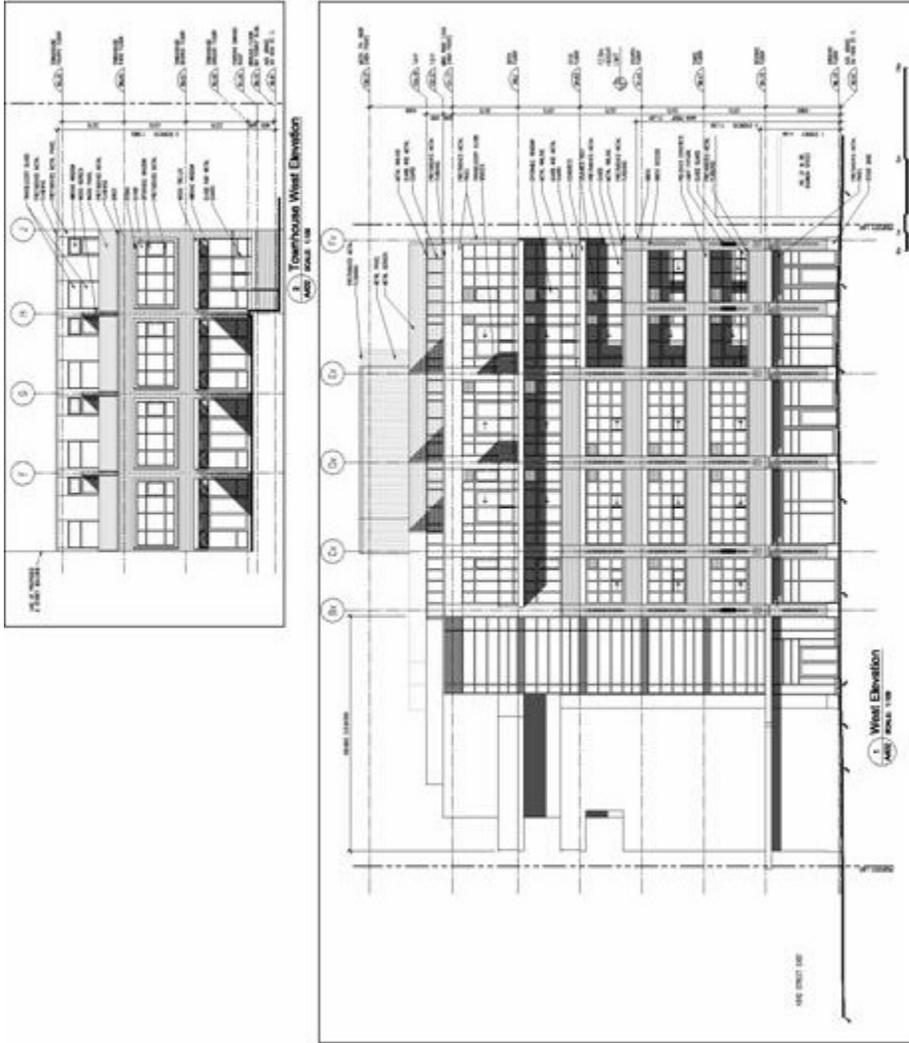
East Elevation

549 King Street East

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 05/05/2007

File # 07_142879

Attachment 10: West Elevation (549 King Street East)



West Elevation

Elevations

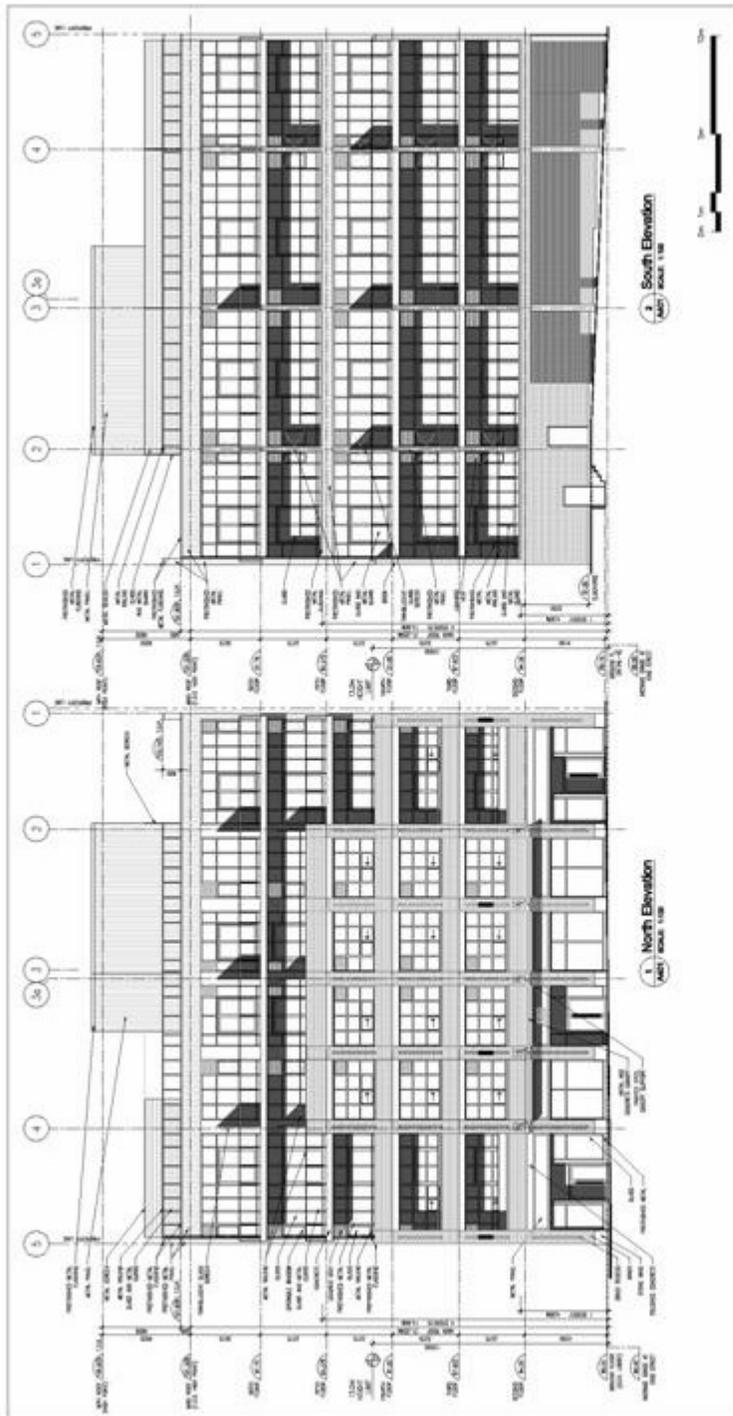
Applicant's Submitted Drawing

Not to Scale
05/05/2007

549 King Street East

File # 07_142879

Attachment 11: North and South Elevations (569 King Street East)



North and South Elevations

Elevations

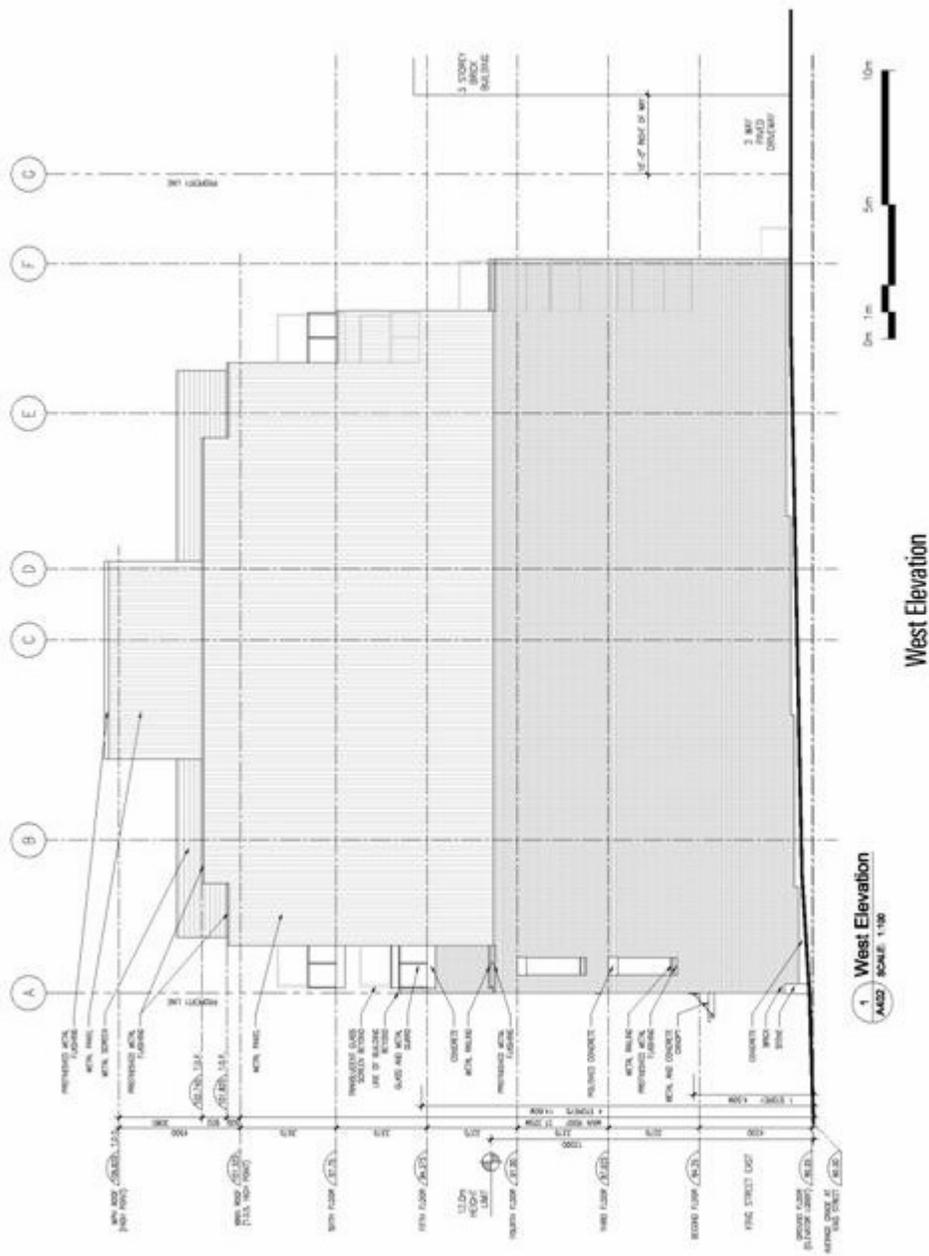
Applicant's Submitted Drawing

Not to Scale
05/05/2007

569 King Street East

File # 07_142879

Attachment 13: West Elevation (569 King Street East)



569 King Street East

West Elevation

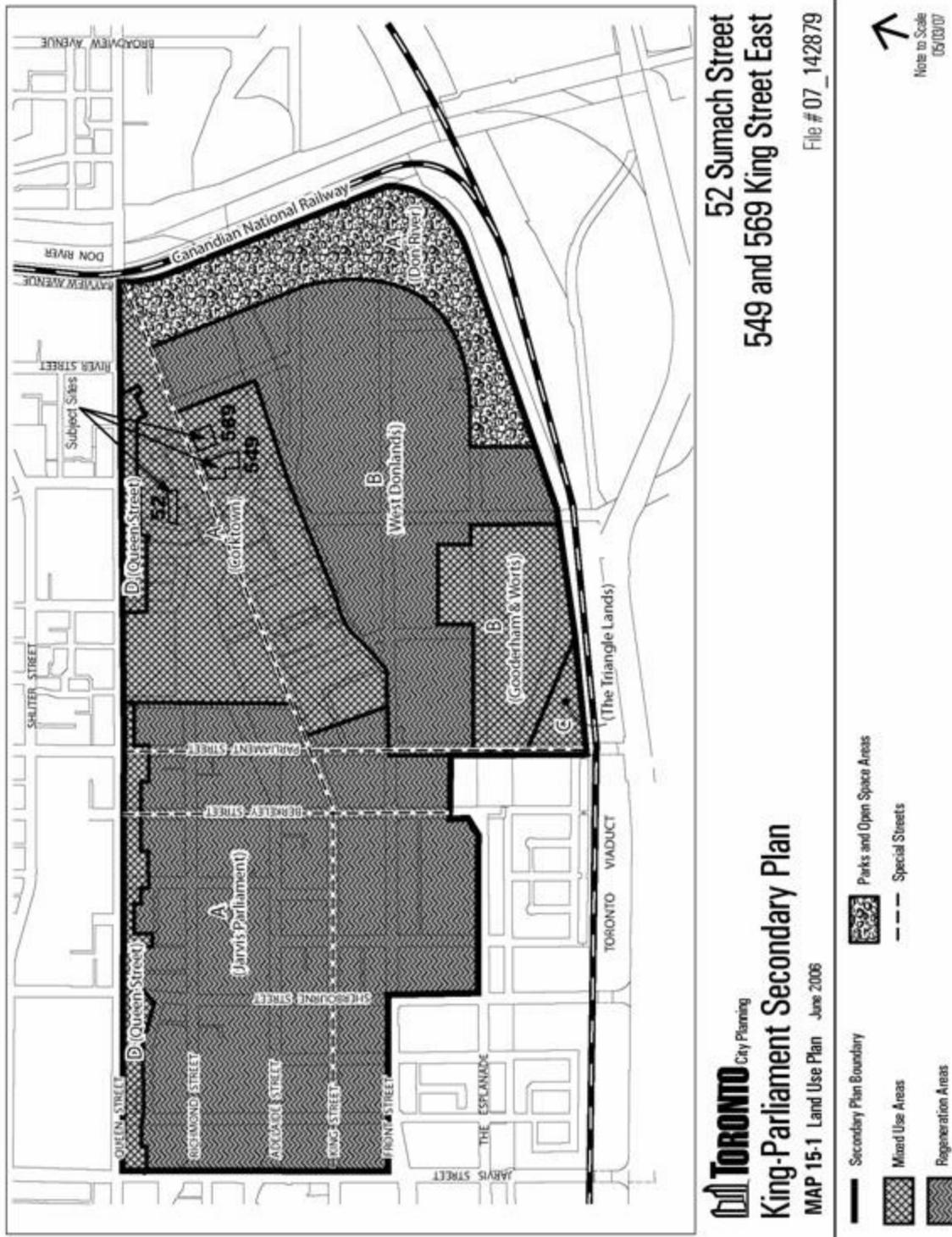
Elevations

Applicant's Submitted Drawing

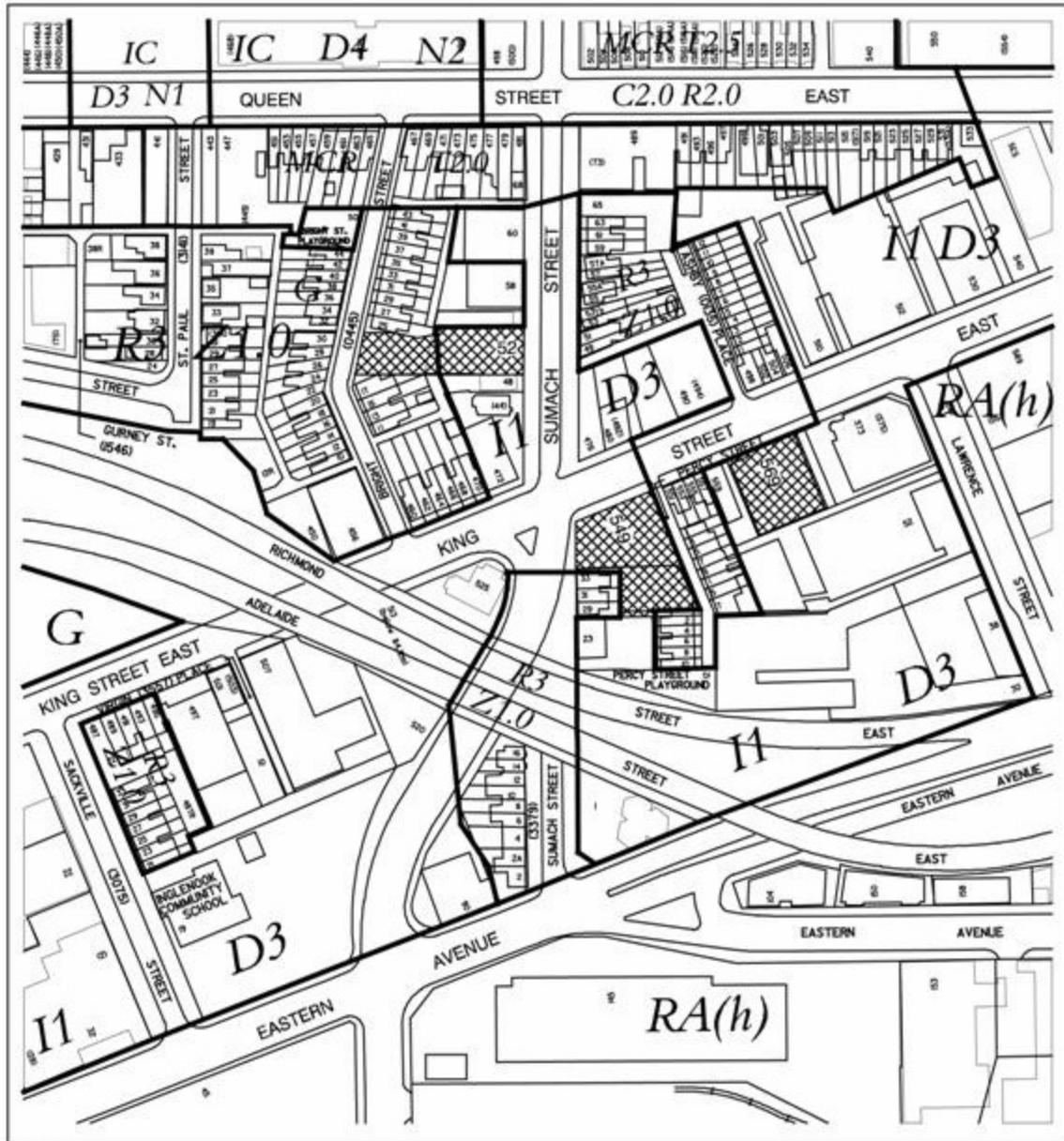
Not to Scale
05/05/2007

File # 07_142879

Attachment 14: King-Parliament Secondary Plan Excerpt



Attachment 15: Zoning By-law 438-86 Excerpt



TORONTO City Planning
Zoning

52 Sumach Street, 549 and 569 King Street East

File # 07_142879

G	Parks District	RA	Mixed-Use District	I1	Industrial District
R3	Residential District	MCR	Mixed-Use District	IC	Industrial District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 05/01/07 - NRS

Attachment 16: Application Data Sheet (52 Sumach Street)

Application Type	Official Plan Amendment & Rezoning	Application Number:	07 142879 STE 28 OZ
Details	OPA & Rezoning, Standard	Application Date:	April 5, 2007
Municipal Address:	52 Sumach Street, Toronto ON M5A 1M4		
Location Description:	PL 108 PT LT24 **GRID S2813		
Project Description:	A six-storey residential building and 3 three-storey townhouses.		

Applicant:	Agent:	Architect:	Owner:
LES MALLINS	Streetcar Development Inc.	Quadrangle Architects Limited	549 KING STREET EAST INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Area	Site Specific Provision:	N/A
Zoning:	I1 D3, R3 Z1.0	Historical Status:	N/A
Height Limit (m):	12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1163	Height:	Storeys:	6
Frontage (m):	23.73		Metres:	21.37
Depth (m):	43			
Total Ground Floor Area (sq. m):	888.43			Total
Total Residential GFA (sq. m):	3914		Parking Spaces:	20
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	3914			
Lot Coverage Ratio (%):	77			
Floor Space Index:	3.37			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	9
1 Bedroom:	26
2 Bedroom:	6
3 + Bedroom:	3
Total Units:	44

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	3914	3914	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

CONTACT: PLANNER NAME: Gregory Pereira, Planner
TELEPHONE: (416) 392-7363

Attachment 17: Application Data Sheet (549 King Street East)

Application Type	Official Plan Amendment & Rezoning	Application Number:	07 142879 STE 28 OZ
Details	OPA & Rezoning, Standard	Application Date:	April 5, 2007
Municipal Address:	549 King Street East, Toronto ON M5A 1M4		
Location Description:	PL 108 PT LT24 **GRID S2813		
Project Description:	A six-storey residential building with retail at greate and 4 three-storey townhouses.		

Applicant:	Agent:	Architect:	Owner:
LES MALLINS	Streetcar Developments Inc.	Quadrangle Architects Limited	549 KING STREET EAST INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Area	Site Specific Provision:	N/A
Zoning:	I1 D3	Historical Status:	N/A
Height Limit (m):	12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1328.7	Height:	Storeys:	6
Frontage (m):	29.94		Metres:	21.7
Depth (m):	47.6			
Total Ground Floor Area (sq. m):	916.7			Total
Total Residential GFA (sq. m):	4187		Parking Spaces:	32
Total Non-Residential GFA (sq. m):	523		Loading Docks	0
Total GFA (sq. m):	4710			
Lot Coverage Ratio (%):	69			
Floor Space Index:	3.55			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	32
2 Bedroom:	12
3 + Bedroom:	4
Total Units:	48

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	4187	4187	0
Retail GFA (sq. m):	523	523	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

CONTACT: PLANNER NAME: Gregory Pereira, Planner
TELEPHONE: (416) 392-7363

Attachment 18: Application Data Sheet (569 King Street East)

Application Type	Official Plan Amendment & Rezoning	Application Number:	07 142879 STE 28 OZ
Details	OPA & Rezoning, Standard	Application Date:	April 5, 2007
Municipal Address:	569 King Street East, Toronto ON M5A 1M4		
Location Description:	PL 108 PT LT24 **GRID S2813		
Project Description:	A six-storey residential building with retail at-grade.		

Applicant:	Agent:	Architect:	Owner:
LES MALLINS	Streetcar Developments Inc.	Quadrangle Architects Limited	549 KING STREET EAST INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Area	Site Specific Provision:	N/A
Zoning:	I1 D3	Historical Status:	N/A
Height Limit (m):	12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	830.6	Height:	Storeys:	6	
Frontage (m):	27.37		Metres:	21.825	
Depth (m):	30.48				
Total Ground Floor Area (sq. m):	577.9				Total
Total Residential GFA (sq. m):	3212		Parking Spaces:	23	
Total Non-Residential GFA (sq. m):	429		Loading Docks	0	
Total GFA (sq. m):	3641				
Lot Coverage Ratio (%):	70				
Floor Space Index:	4.38				

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	19
1 Bedroom:	19
2 Bedroom:	4
3 + Bedroom:	0
Total Units:	42

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	3212	0	0
Retail GFA (sq. m):	429	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

CONTACT: PLANNER NAME: Gregory Pereira, Planner
TELEPHONE: (416) 392-7363