

**615 Parliament Street - Zoning Amendment Application
Preliminary Report**

Date:	February 17, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	12 104421 STE 28 OZ

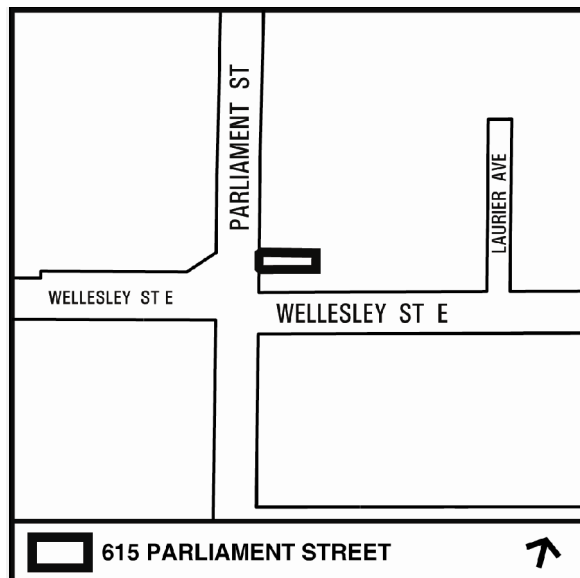
SUMMARY

This application proposes a 3-storey (10.2 metre high) building containing medical offices and a ground floor pharmacy at 615 Parliament Street. While no vehicle parking is proposed, a total of 8 bicycle parking spaces are proposed at grade, at the rear of the building. The project proposes a non-residential gross floor area of 387 square metres, a floor space index of 1.97 times the lot area.

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

This application has been circulated to City departments and external agencies, where appropriate, for comment.

The next step is to conduct a community consultation meeting to allow the public to review the application and provide feedback.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 615 Parliament Street 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.

DECISION HISTORY

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on March 29, 2010, to discuss the proposal as well as complete application submission requirements. The issues discussed were setbacks and parking requirements.

ISSUE BACKGROUND

Proposal

The applicant is proposing to construct a 3-storey (10.2 metres plus mechanical and parapet feature above) building with retail at grade and two floors of medical offices above. Access to the medical offices and pharmacy would be from separate entrances along on Parliament Street.

The applicant proposes a non-residential gross floor area of 387 square metres. The overall density proposed is 1.97 times the area of the site.

No vehicle parking is proposed and a total of 8 bicycle parking spaces are proposed at the rear of the building. The bicycle parking area will be accessed by a pathway 0.66 metre wide along the south side of the building.

The application proposes the following setbacks: 0.98 metres along Parliament Street; zero metres to the north; and 0.66 metres to the south. The rear yard setback varies between 3.96 metres and 7.51 metres. The rear of the building has a greater depth along the southern half of the site (see Attachment No. 1 – Site Plan).

Site and Surrounding Area

The site is currently vacant and is located on the east side of Parliament Street, north of Wellesley Street East.

Surrounding the site are:

South: a 3-storey mixed use building with commercial at grade and residential above. Further south is Wellesley Street East;

West: Parliament Street, and beyond is a 30-storey apartment building, which also forms part of the St. James Town neighbourhood,

North: a 3-storey residential building and further north is a vacant site; and

East: the backyard of a 3-storey residential building which fronts onto Wellesley Street East.

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.

Official Plan

The City of Toronto Official Plan designates the subject site *Neighbourhoods* and locates the site within *the Downtown and Central Waterfront*, as shown on Map 2, of the Official Plan's Urban Structure map.

Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

The Plan identifies these established areas as physically stable in which development will respect and reinforce the existing physical character of *Neighbourhoods*. Policy 4.1.5 provides a series of development criteria for development in established *Neighbourhoods*.

The Official Plan is available on the City's website at:
(www.toronto.ca/planning/official_plan/introduction.htm).

Zoning

The site is zoned R3 Z1.0 under Zoning By-law 438-86. This zoning designation permits a variety of residential uses and some non-residential uses. The maximum permitted density is 1.0 times the lot area. The maximum height permitted is 12 metres.

Site Plan Control

The proposed development is subject to site plan control. An application for site plan control has been submitted (12 104426 28 SA), which is being reviewed concurrently with the rezoning application.

Reasons for the Application

The proposed medical use is not listed as a permitted use in an R3 district in Zoning By-law 438-86. As well, the proposed density of 1.97 times the lot area exceeds the permitted density of 1.0 times the lot area. An amendment to the Zoning By-law is therefore required.

Additional areas of non-compliance may be identified through the circulation and review process.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Parking Study
- Toronto Green Standard Checklist
- Stormwater Management Report
- Photos of a Physical Building Mass Model
- Draft Zoning By-law Amendment
- Boundary Plan of Survey

- Context/Topography Plan
- Site Plan/Site Grading Plan
- Architectural Drawings
- Landscape Plans

A Notification of Incomplete Application issued on February 7, 2012 identifies the outstanding material required for a complete application submission as follows:

- Functional Servicing Report
- Arborist Report

Issues to be Resolved

The following issues will need further review and will need to be addressed by the applicant:

Parking: A parking study has been submitted by Mark Engineering. Staff will review the study to ensure that no proposed parking is appropriate.

Built Form: Staff will review and evaluate the proposal with respect to the Built Form policies of the Official Plan, including interface to the neighbourhood to the east.

Land Use: Staff will review and evaluate the proposal to ensure that the proposed use is appropriate for the site and the neighbourhood.

Streetscape and Trees: There is one tree on this site subject to the City's Public Street Tree By-law. This tree needs to be protected during the development process. The applicant is required to submit an arborist report or a tree preservation plan which will be reviewed by Urban Forestry staff.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

CONTACT

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SIGNATURE

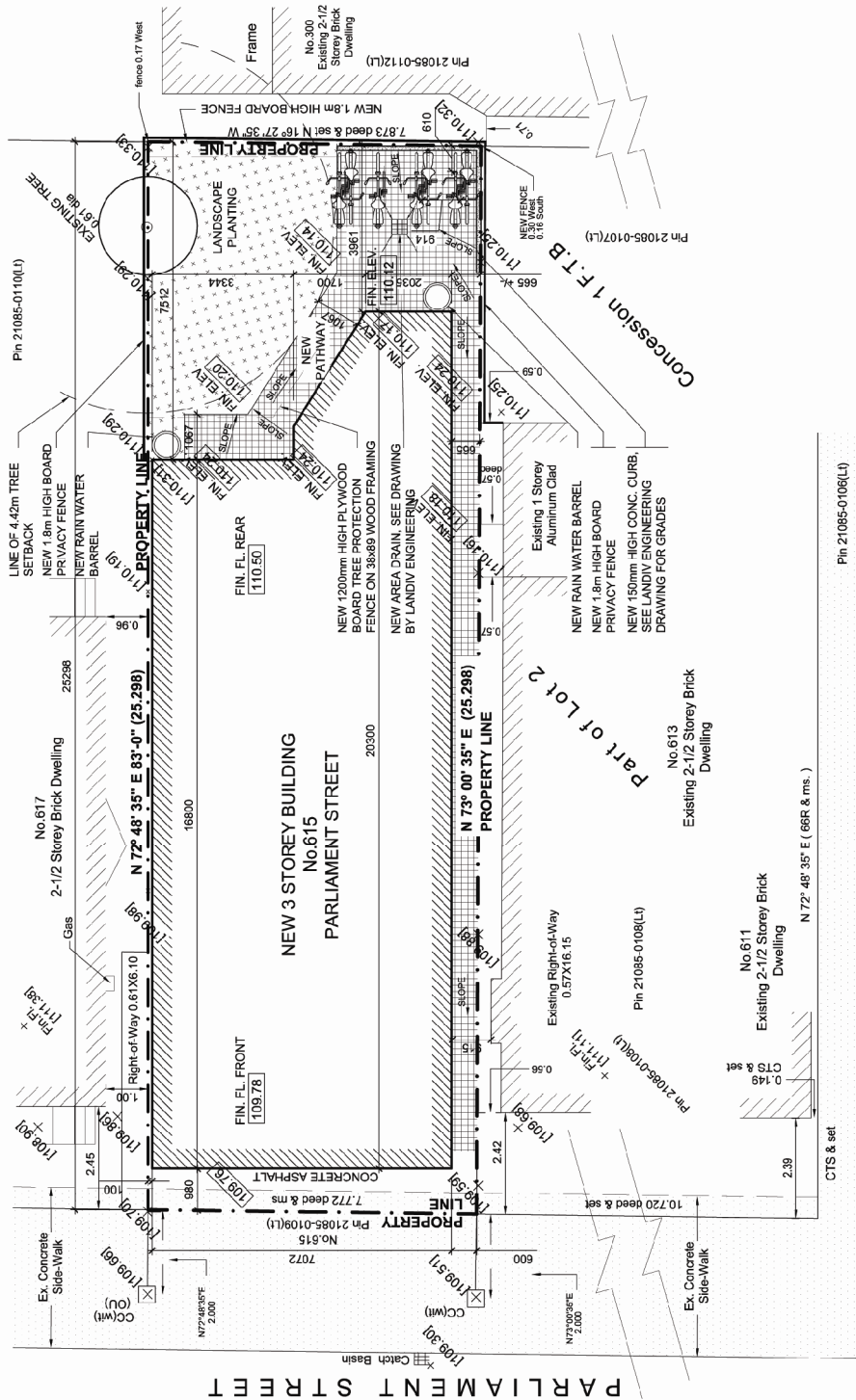
Gregg Lintern, MCIP, RPP
Director, Community Planning, Toronto and East York District

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ATTACHMENTS

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

Attachment 1: Site Plan



615 Parliament Street

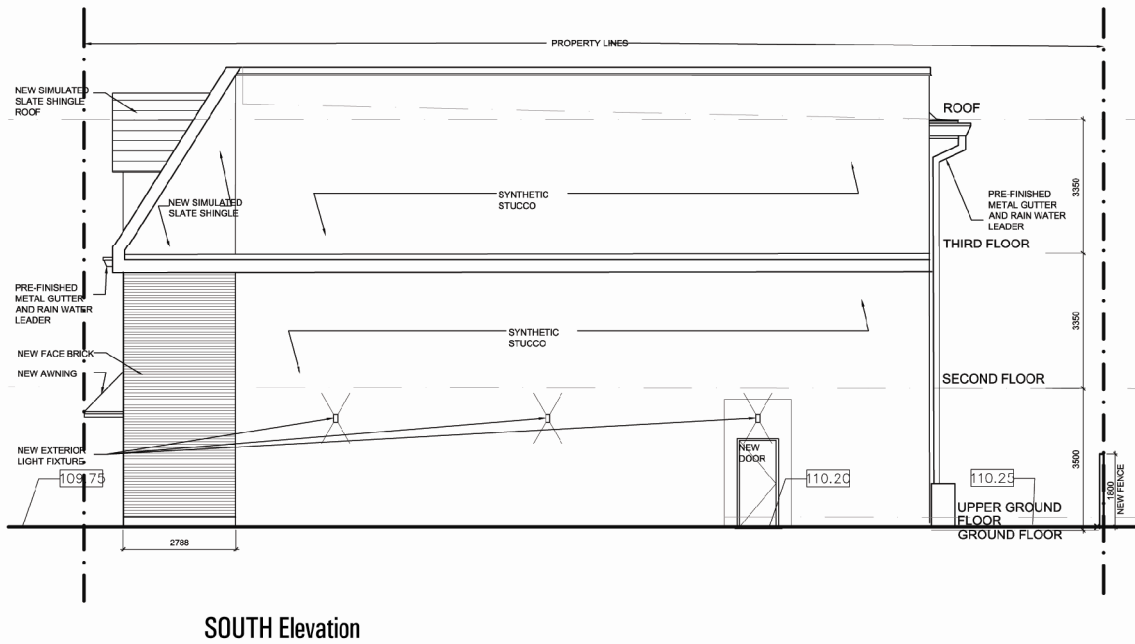
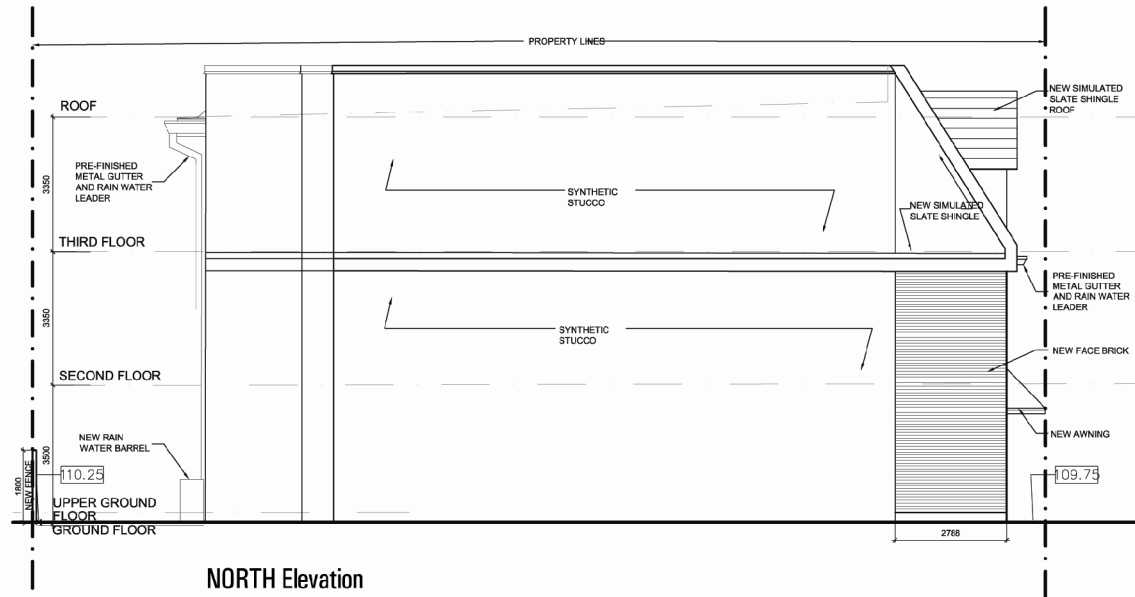
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Site Plan

Applicant's Submitted Drawing

Not to Scale
02/09/12

Attachment 2: North and South Elevations



Elevations

Applicant's Submitted Drawing

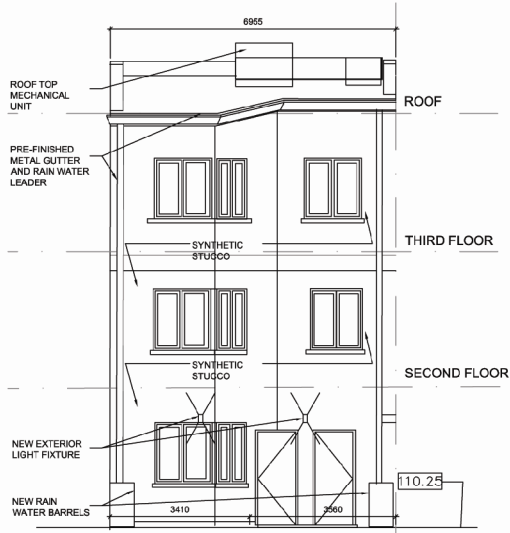
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615 Parliament Street

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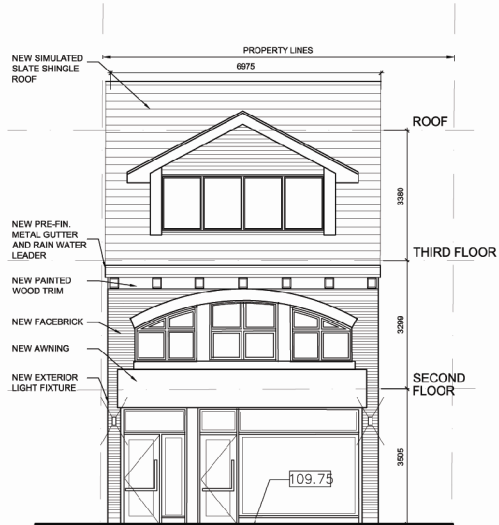
Attachment 3: East and West Elevations

NOTE:
ALL GLAZED AREAS ON
BUILDING TO BE TREATED
WITH FRIT DENSITY PATTERN.
10 TO 28cm DENSITY



EAST Elevation

NOTE:
ALL GLAZED AREAS ON
BUILDING TO BE TREATED
WITH FRIT DENSITY PATTERN.
10 TO 28cm DENSITY



WEST Elevation

Elevations

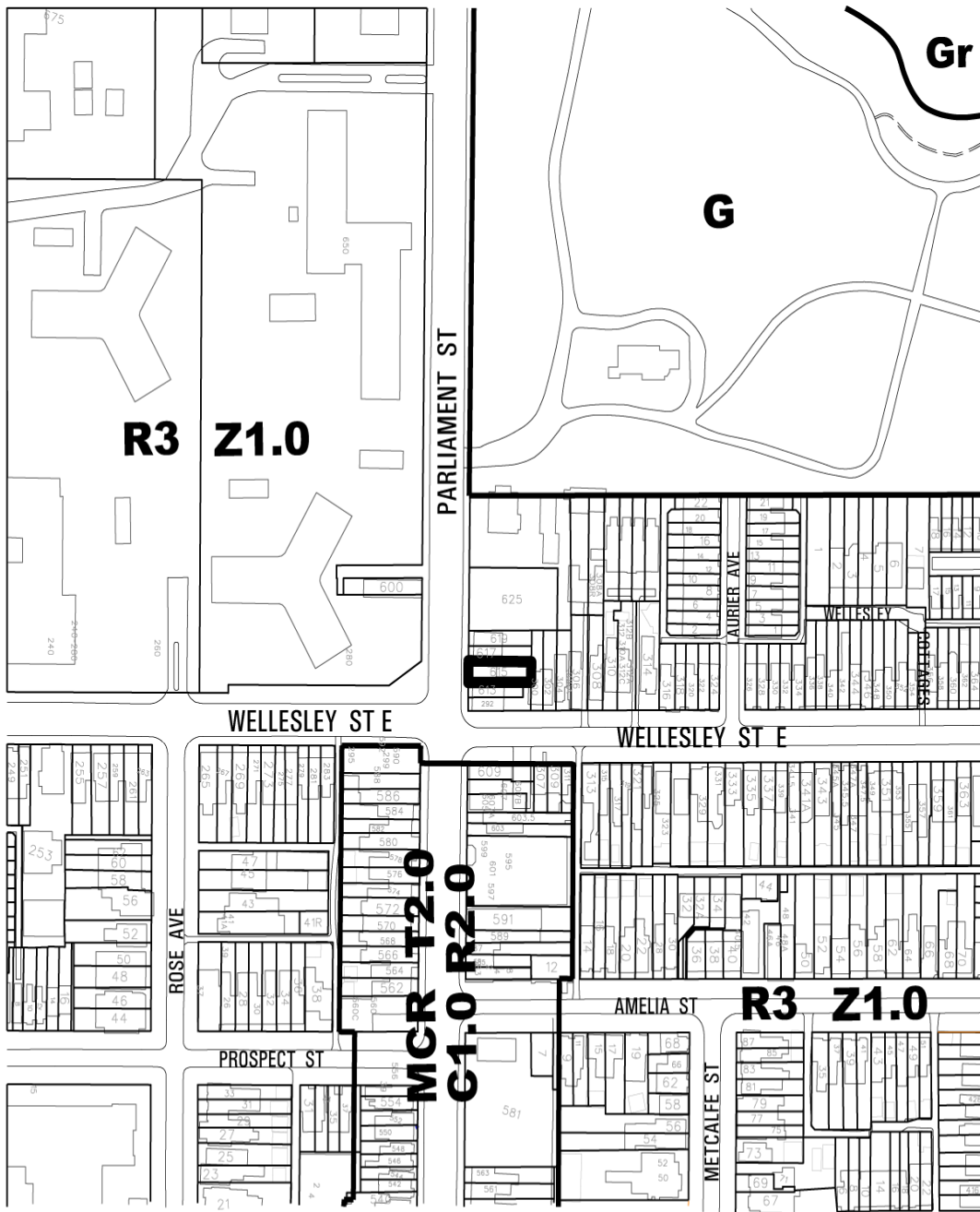
Applicant's Submitted Drawing

Not to Scale
02/10/12

615 Parliament Street

File # 12_104421_0Z

Attachment 4: Zoning Map



Zoning City of Toronto By-law 438-86

615 Parliament Street

File # 12_104421_0Z

- G Parks District
- Gr Parks District
- R3 Residential District
- MCR Mixed Commercial Residential



Not to Scale
Zoning By-law 438-86 as amended
Extracted 02/09/2012

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	12 104421 STE 28 OZ
Details	Rezoning, Standard	Application Date:	January 11, 2012

Municipal Address: 615 PARLIAMENT STREET
 Location Description: CON 1 FB PT PARK LOT 2 **GRID S2802
 Project Description: Rezoning application to construct a 3-storey building with a ground floor pharmacy and medical offices above, non-residential gross floor area of 387 square metres, no vehicle parking, and a total of 8 bicycle parking spaces at grade, at the rear of the building.

Applicant:	Agent:	Architect:	Owner:
ST. MARY PROPERTIES LTD, 2900 Warden Avenue, P.O. Box 92277, Toronto, ON, M1W 2S8	ACTION PLANNING 1655 Angela Cres. Mississauga, ON L5J 1C1	BALIND ARCHITECT INC., 1138 Eglinton Ave W 2 nd Floor, Suite 2, Toronto, ON, M6C 2E2	ST. MARY PROPERTIES LTD 2900 Warden Avenue, P.O. Box 92277, Toronto, ON, M1W 2S8

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	No
Zoning:	R3 Z1.0	Historical Status:	No
Height Limit (m):	12	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	196.6	Height:	Storeys:	3
Frontage (m):	7.8		Metres:	10.2
Depth (m):	25.3			
Total Ground Floor Area (sq. m):	130.5			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	0
Total Non-Residential GFA (sq. m):	387		Loading Docks	0
Total GFA (sq. m):	387			
Lot Coverage Ratio (%):	66			
Floor Space Index:	1.97			

DWELLING UNITS

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

0
 0
 0
 0
 0
 0

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	0	0
Retail GFA (sq. m):	70.2	0
Office GFA (sq. m):	316.8	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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		E-MAIL: acarr2@toronto.ca