

573 King Street East - Zoning Amendment Application Preliminary Report

Date: June 7, 2019

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 13 - Toronto-Centre

Planning Application Number: 19 131101 STE 13 OZ

Notice of Complete Application Issued: April 26, 2019

Current Use(s) on Site: Two-storey mixed-use non-residential building

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application located at 573 King Street East for the introduction of additional uses within the existing building on the property. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 573 King Street East together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

This application is the first rezoning application submitted in respect of the subject property. However, the property has previously been the subject of a decision by the Committee of Adjustment.

Committee of Adjustment Application No. A0397/15TEY was heard on June 10, 2015. The purpose of the application was to permit a change of use to a portion of the ground floor of the building for a restaurant use. Planning staff submitted a report recommending conditions be imposed limiting the size of the restaurant to 475 square metres and the term of the approval to 5 years. Staff also recommended that any further extension or expansion of the use would best be evaluated through a rezoning application. The Committee approved the application, subject to the recommended conditions. This approval is due to expire on June 10, 2020.

ISSUE BACKGROUND

Application Description

This application proposes to amend former City of Toronto Zoning By-law 438-86, as amended, and Zoning By-law 569-2013, as amended, for the property at 573 King Street East to permit a greater range of uses, including an 'eating establishment' within the existing building. No physical alterations to the exterior of the building are proposed and the existing parking and loading arrangements will be maintained.

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 1 for the location of the property.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The site is located within the Downtown on Map 2 of the Official Plan, and is designated Mixed Use Areas on Map 18 of the Official Plan, as depicted in Attachment 3. The site is also subject to the King-Parliament Secondary Plan and is designated Mixed Use Area 'A' (Corktown), as depicted in Attachment 4.

TOcore: Planning Downtown

City Council adopted the Downtown Plan Official Plan Amendment ("OPA 406"), as amended, at its meeting of May 22-24, 2018. The Council decision is available here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG29.4>

Further, City Council authorized the City Planning Division to seek provincial approval of OPA 406 under Section 26 of the Planning Act, and enacted By-law 1111-2018 on July 27, 2018. The By-law is available here: <https://www.toronto.ca/legdocs/bills/2018/bill1109.pdf>

Council has directed staff to use the policies contained within the Downtown Plan to inform evaluation of current and future development applications in the Downtown Plan area while the OPA is under consideration by the Minister.

OPA 406 was submitted to the Ministry of Municipal Affairs and Housing on August 9, 2018 and deemed complete after the adoption of the Downtown Plan by Council. The site is designated Mixed Use Areas 3 - Main Street on Map 41-3 of the Downtown Plan.

Zoning By-laws

The property is subject to former City of Toronto Zoning By-law 438-86, and is zoned I1 D3. This zoning designation permits a variety of industrial uses and limited retail and services uses.

The site is not subject to City-Wide Zoning By-law 569-2013. This application seeks to amend By-law 569-2013 to include this property and introduce appropriate uses and development standards.

Site Plan Control

A Site Plan Control application is not required, as this rezoning application is only seeking permissions for additional uses and is not proposing any external changes to the existing building.

COMMENTS

Reasons for the Application

The existing I1 D3 zone designation permits only a limited range of retail and service uses. The purpose of the application is to amend the Zoning By-laws to permit a greater range of uses, and to allow the current restaurant use to expand within the existing building.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary planning issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Section 2 of the Planning Act requires municipalities to have regard for matters of provincial interest, including the conservation of features of significant architectural, cultural, historical, archeological or scientific interest, the adequate provision of employment opportunities, and the promotion of a built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.

The PPS requires that provisions be made for an appropriate mix and range of employment opportunities to provide a diversified economic base. This policy also encourages intensification and redevelopment opportunities through a more compact building form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

The Growth Plan establishes minimum density targets within strategic growth areas and related policies directing municipalities to make more efficient use of land, resources, and infrastructure to reduce sprawl, cultivate a culture of conservation, and promote compact built form and better-designed communities with high quality built form, and an attractive and vibrant public realm established through site design and urban design standards.

The application will be evaluated for its consistency with the PPS and conformity with the applicable Growth Plan policies.

Official Plan Conformity

Mixed Use Areas are places that are intended to achieve multiple planning objectives by intentionally combining a broad array of residential, office, retail and service, institutional, entertainment, recreational, and cultural uses, as well as parks and open spaces where Torontonians live, work, and shop in the area.

The King-Parliament Secondary Plan Area encourages reinvestment in the area for a mixture of uses that retain and re-use existing buildings to create a good quality working and living environment.

The application will be evaluated for its conformity to the Official Plan policies.

Built Form, Planned and Built Context

No changes to the existing built form have been proposed as part of this application.

Tree Preservation

No private or street trees exist on or adjacent to the site.

Archaeological Assessment

While the property is located in an area of Archaeological Potential, as identified by the City of Toronto's Archaeological Management Plan, the scope of work proposed involves minimal or no soil disturbance. Accordingly, an archaeological assessment is not required by Heritage Preservation Services in this instance.

Infrastructure/Servicing Capacity

As part of the review process, the Zoning By-law Amendment application has been circulated to Engineering and Construction Services for comment. They will review the existing servicing connections and determine whether they are considered adequate to accommodate the proposed Zoning By-law amendments.

Traffic Impact, Access, Parking

The Zoning By-law Amendment application has also been circulated to Transportation Services, who will review the submitted Traffic Impact Study to identify if they have any concerns related to the traffic impacts, access and parking.

Toronto Green Standard

As no changes to the built form have been proposed, the Toronto Green Standard does not apply to this application.

Other Matters

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

CONTACT

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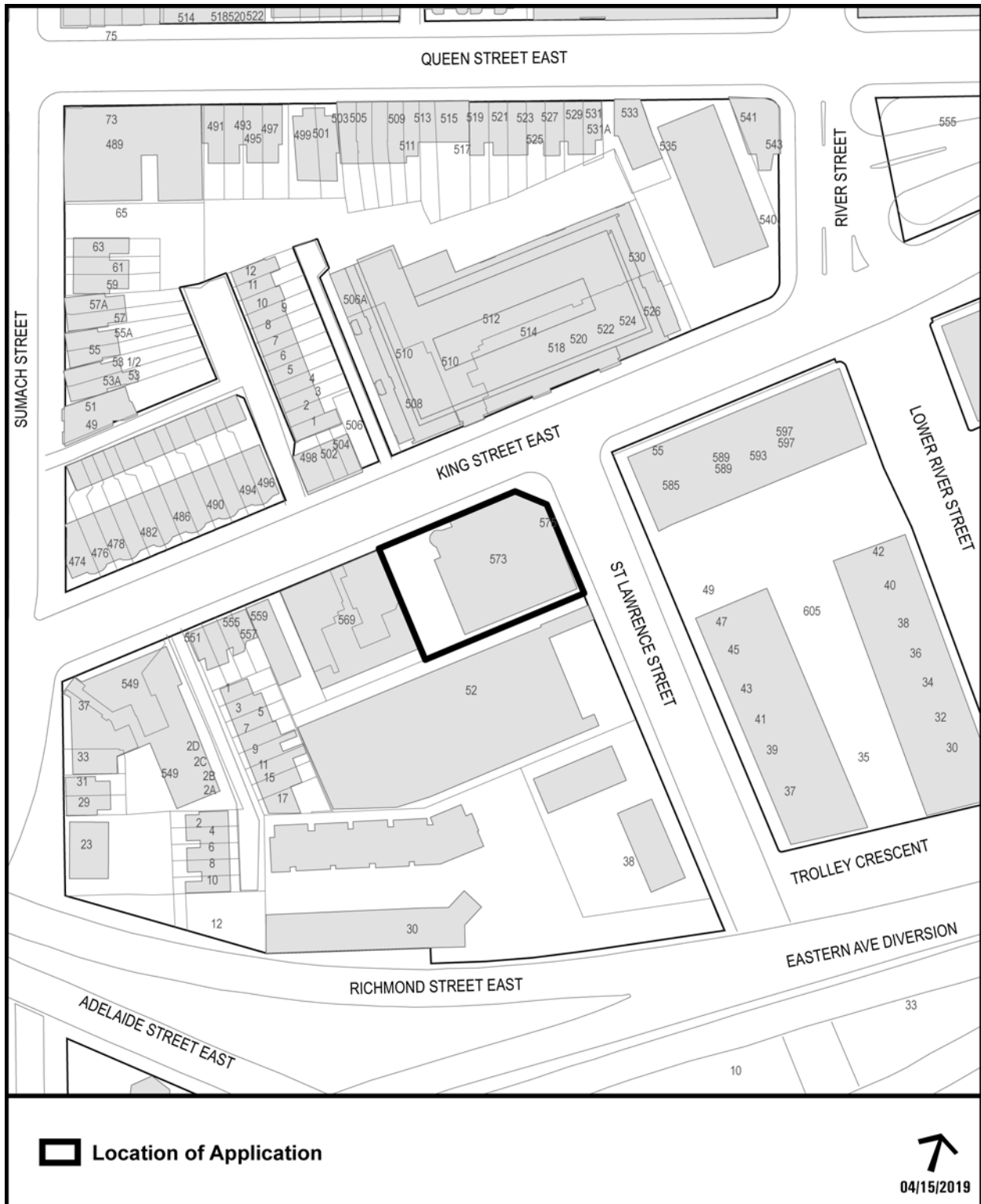
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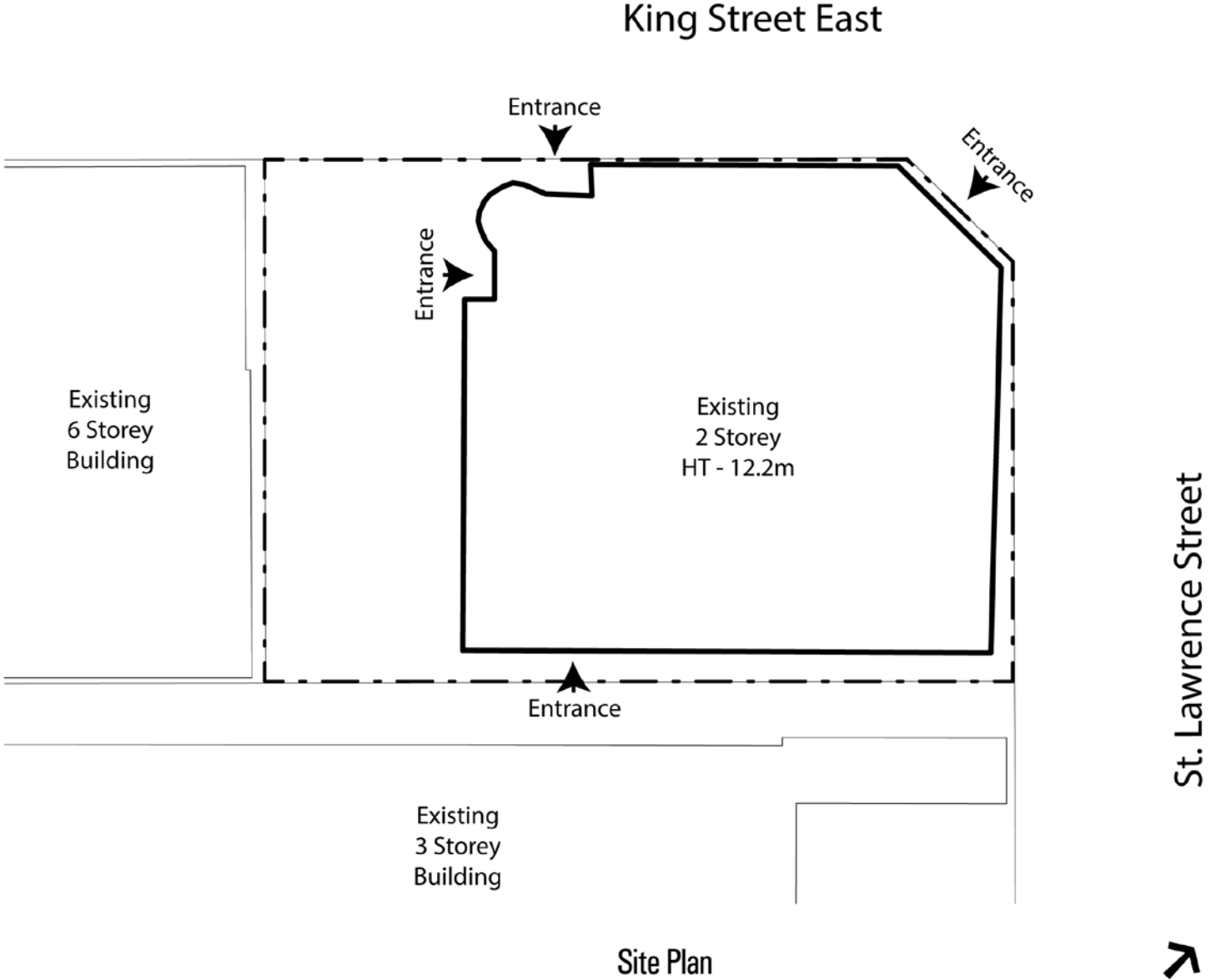
Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
Director, Community Planning
Toronto and East York District

ATTACHMENTS

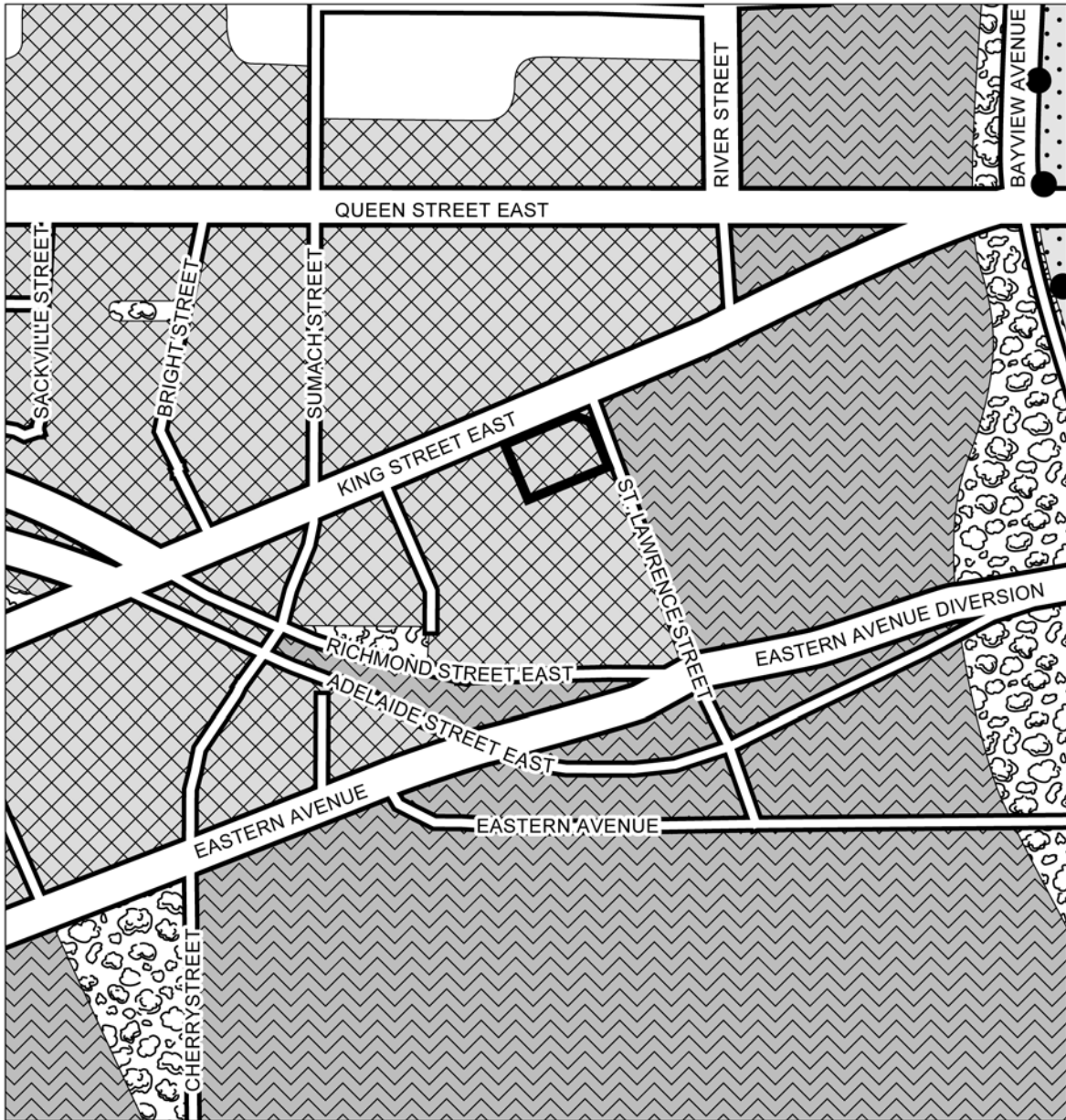
City of Toronto Drawings
Attachment 1: Location Map
Attachment 2: Site Plan
Attachment 3: Official Plan Map
Attachment 4: Secondary Plan Map

Attachment 1: Location Map





Attachment 3: Official Plan Map



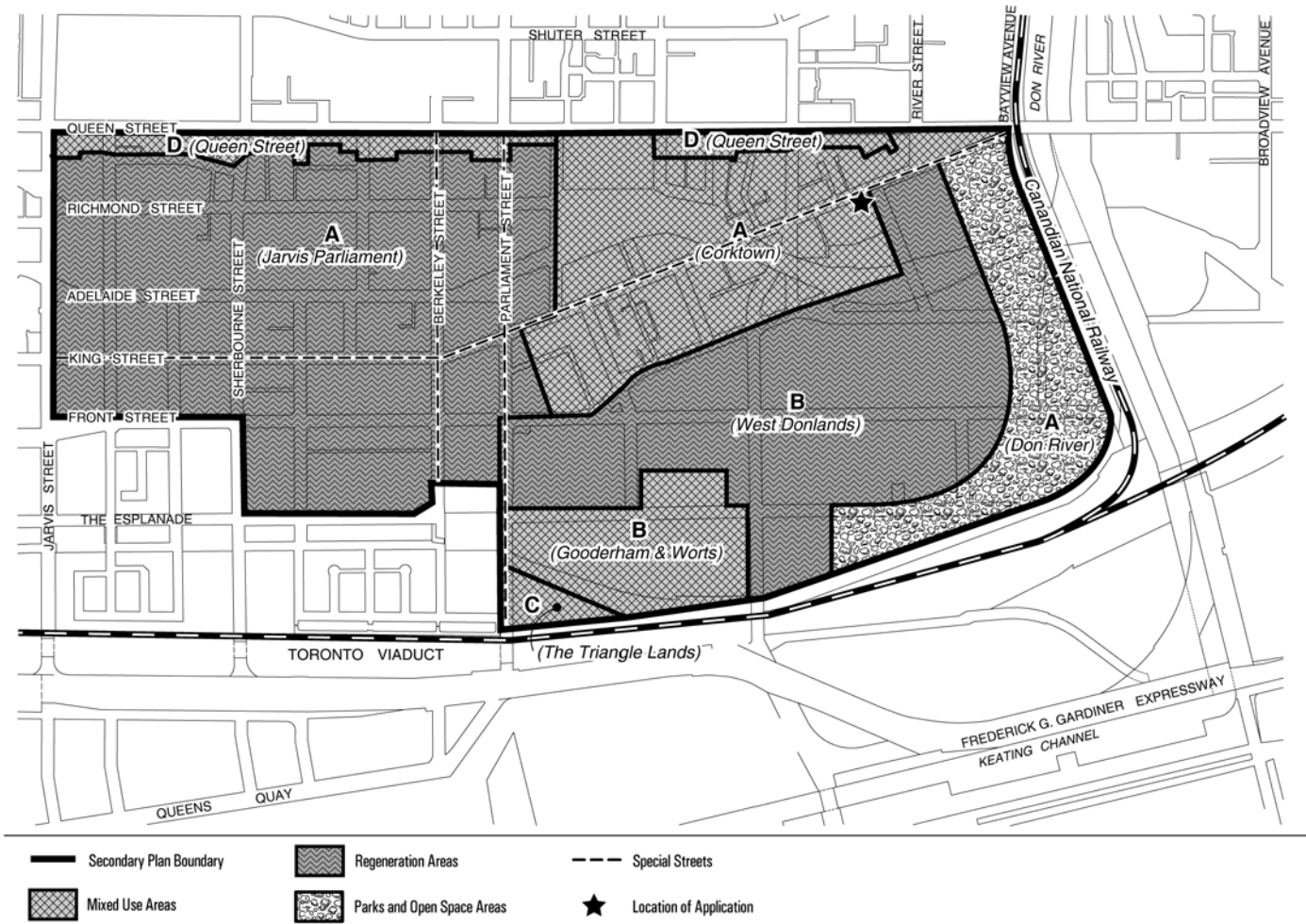
Toronto
Official Plan Land Use Map #18

573 King Street East

File # 19 131101 STE 13 0Z

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|---|--|--|
|  Location of Application |  Parks & Open Space Areas |  Regeneration Areas |
|  Neighbourhoods |  Parks |  Employment Areas |
|  Mixed Use Areas | |  Utility Corridors |

↑
 Not to Scale
 04/16/2019



King-Parliament Secondary Plan

573 King Street East

MAP 15-1 Land Use Plan

Not to Scale
05/27/2019

File # 19 131101 STE 13 0Z