



May 10th, 2021

Sent via Email
(Marilyn.Toft@Toronto.ca)

Trolleybus Urban Development
4950 Yonge Street, Suite 900
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M2N6K1

**Attention: Ms. Marilyn Toft, City Clerk
Secretariat**

Dear Mayor Tory and Members of Council:

**Re: Comments on Draft King-Parliament and Zoning By-law Amendments
Addresses: 310, 312, 314, 318, 320 & 326 Queen Street East & 153 Berkeley Street
Council Meeting - May 5, 2021 - Item TE24.11**

I am writing to express concern in respect of the proposed King-Parliament Secondary Plan and implementing Zoning By-law Amendment. Specifically, the prescriptive built form policies assigned to the above-noted addresses does not consider the existing block context, proximity to two new rapid transit stations and the underlying TOcore and Official Plan policies that would permit a Tall Building on these lands.

A summary of our concerns are below:

Major Transit Station Areas

The Secondary Plan in general does not reflect the policy framework of the City's Major Transit Station Areas (MTSAs) and does not promote minimum transit supportive densities within MTSAs in line with Growth Plan policies.

Block Context

The block of addresses form a development site that is unique from similar Queen Street blocks in the area and make it distinctly feasible to accommodate a Tall Building form consistent with the City's Tall Building Design Guidelines. Even while accommodating the heritage provisions of the Secondary Plan, specifically setbacks from Queen, the block can support a 750 sq. m tower floorplate and a 25 m tower separation distance from adjacent TCHC apartment blocks to the north without orphaning adjacent lands to the east or west from developing.

Transition Requirements

Dissimilar to "soft sites" along Queen Street East in the immediate area, this block is adjacent to an *Apartment Neighbourhoods* land use designation and several existing slab apartments to the north. Therefore, the proposed transition requirements including 45 degree angular planes are overly prescriptive and should only be required if adjacent to more sensitive *Neighbourhoods* outside of the Downtown.





Mixed Use Areas 3

While the Mixed Use Area 3 designation does not specifically encourage Tall Buildings and growth, it does allow for their development in certain circumstances. It is our opinion that this block, in close proximity to two new rapid transit stations has an appropriate block context and dimensions to accommodate a Tall Building.

Request

Our suggestion is that this block be reconsidered through the lens of the Tall Building Performance Standards and should not be precluded through the Secondary Plan and Zoning By-law Amendment from accommodating a Tall Building, which the proposed amendments do. We suggest the Secondary Plan not include the proposed policies to the entire northwest corner of Queen and Parliament, including these lands. The current TOcore and underlying Official Plan designations provide an appropriate planning framework for this block to develop on a site-specific basis through a conventional rezoning application.

Please provide us with notice of all matters concerning the Secondary Plan and Zoning Bylaw and notice of any decision to adopt or enact either the Secondary Plan or the Zoning By-law in accordance with subsections 34(18) and 17(23) of the Planning Act.

We look forward to speaking further on this matter and believe a resolution on this is possible.

Greg Gilbert

Director of Planning & Design

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